



## 2 bed apartment to buy in TS20

Claymond Court, Norton,  
Stockton-on-Tees, Durham, TS20 1HT

# £80,000

🛏 x 2 🪑 x 1 🚗 x 1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ POPULAR LOCATION
- ✓ CLOSE TO NORTON HIGH STREET
- ✓ GREAT VIEWS
- ✓ SPACIOUS LOUNGE
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Occupying a prime top-floor position within the ever-popular Claymond Court, this impressive sixth-floor apartment delivers panoramic views that truly set it apart. From the balcony and dual-aspect living space, you can take in some of Teesside's most iconic landmarks, the striking Tees Transporter Bridge, the cooling towers synonymous with the area's proud industrial heritage, and beyond to the rolling skyline of Eston Hills, Roseberry Topping and the scenic Cleveland Way. It's a remarkable outlook that perfectly captures the region's unique blend of industry and countryside.

Set within well-maintained communal grounds with ample resident parking, the property further benefits from its own garage. A valuable addition rarely found with apartments of this nature. A secure communal entrance with mobile intercom system provides peace of mind, while lift access to all floors ensures convenience.

Upon entering the apartment, a private hallway with a useful storage cupboard sets the tone for the well-proportioned accommodation beyond. The standout feature is the generously sized living room, flooded with natural light thanks to windows to two aspects and direct access to the balcony, the ideal spot to unwind and fully appreciate those far-reaching views.

The kitchen flows directly from the living space and is thoughtfully arranged with a range of fitted units and work surfaces incorporating a sink and drainer, hob with extractor hood above, and oven below, offering both practicality and functionality.

The primary bedroom is an excellent double, comfortably accommodating a full suite of furniture, while bedroom two is also well-sized and versatile. A third room provides exceptional flexibility, perfect as a home office, study or occasional guest space. A contemporary shower room, finished with modern fittings, completes the internal layout.

An apartment of genuine distinction, combining elevation, outlook and space in equal measure. Early viewing is highly recommended. Contact our Norton Team to arrange yours.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 125 years from 25 March 1978

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £1,560.00

Price: £80,000

Property Type: Apartment

Parking: Garage

Heating: Electric

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.77m x 4.35m (15'7" x 14'3")



### Hall



### Kitchen

3.11m x 1.97m (10'2" x 6'5")



### Bedroom 1

4.35m x 2.73m (14'3" x 8'11")



### Bedroom 2

3.87m x 1.86m (12'8" x 6'1")



## Bathroom

2.51m x 1.94m (8'2" x 6'4")



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## Study

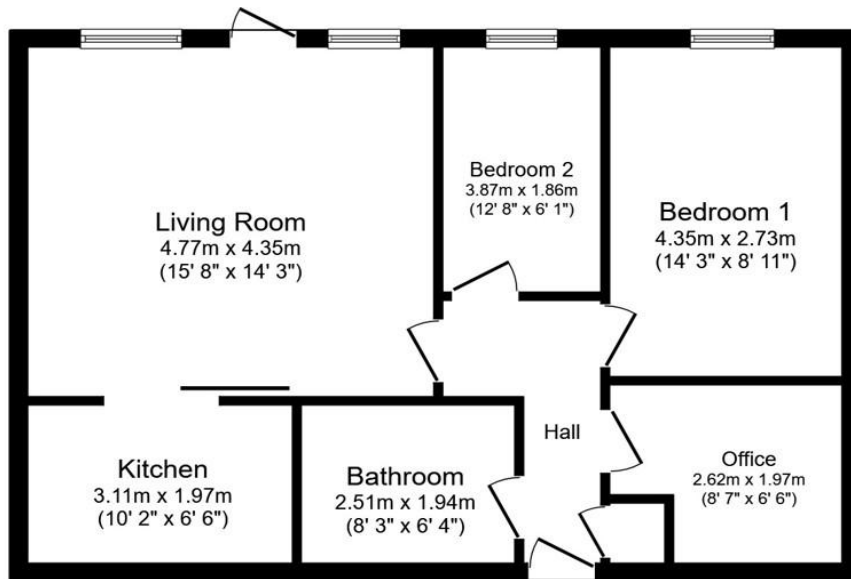
2.62m x 1.97m (8'7" x 6'5")



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## View





**Floor Plan**

Floor area 61.4 sq.m. (661 sq.ft.)

Total floor area: 61.4 sq.m. (661 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Claymond Court, Norton, Stockton-on-Tees, Durham, TS20 1HT

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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