



## 7 Sheraton House Blandford Close

Norton, Stockton-On-Tees, TS20 1GB

**Offers in the region of £180,000**



\*NO CHAIN, MODERN & WELL MAINTAINED, WITH LIFT TO ALL FLOORS\* Located Within One Of Norton's Most Desirable And Secluded Developments, This Beautiful, Larger-Than-Average Two-Bedroom Apartment Offers A Rare Opportunity To Enjoy Stylish, Secure, and Exceptionally Well-Maintained Living Just A Short Stroll From Norton Village, The Duck Pond, And The Green. Residents Also Benefit From Private Access To The Stunning Norton Hall Gardens, Making This An Incredibly Sought-After Setting.



**Full Description**

Positioned On The West-Facing Side Of The Building, The Apartment Enjoys Superb Natural Light Throughout The Day. A Grand Entrance Hall Welcomes You Inside And Gives Access To All Rooms, Along With Two Generous Storage Cupboards—One Designed To House A Washing Machine/Tumble Dryer For Added Convenience.

The Modern Kitchen Comes Complete With Integrated Appliances, While The Impressive Lounge/Diner Features A Floor-To-Ceiling Window, Creating A Bright And Inviting Living Space. There Are Two Bedrooms, Including A Master Bedroom With Fitted Wardrobes And A Private En-Suite Shower Room, Complemented By A Modern Family Bathroom.

The Development Itself Is Exceptionally Maintained And Offers Secure Gated Parking With Automatic Doors, A Lift To All Floors, And A Peaceful, Private Position Tucked Away From Through-Traffic—Yet Only Minutes From All The Amenities Norton Has To Offer.

Immaculately Presented Throughout With Neutral Décor, The Apartment Is Fully Ready To Move Into And Offers A Perfect Option For First-Time Buyers, Downsizers, Or Those Seeking A High-Quality Lock-Up-And-Leave Home.

**Location**

Situated Within A Quiet Residential Development In Stockton-On-Tees, 7 Sheraton House Offers A Convenient And Well-Positioned Setting Close To Local Amenities, Schools, And Transport Links. The Property Is Ideal For Professionals And Commuters, With Easy Access To Stockton Town Centre And Major Road Networks.

- Norton Primary Academy – 7 Minutes’ Walk
- St Joseph’s Catholic Primary School – 9 Minutes’ Walk
- North Shore Academy – 12 Minutes’ Walk
- Local Shops & Amenities – 4 Minutes’ Walk
- Ropner Park – 5 Minutes’ Drive
- University Hospital Of North Tees – 6 Minutes’ Drive
- Stockton Town Centre – 6 Minutes’ Drive
- Stockton Railway Station – 8 Minutes’ Drive
- Access To A19 / A66 – 5 Minutes’ Drive

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

Management: Town & City  
 125 Year Lease  
 Charge: Dated Sept 2025 GR £68.99 6 month  
 SC Dated to Jan - Dec 25 £1,888.26 annually.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

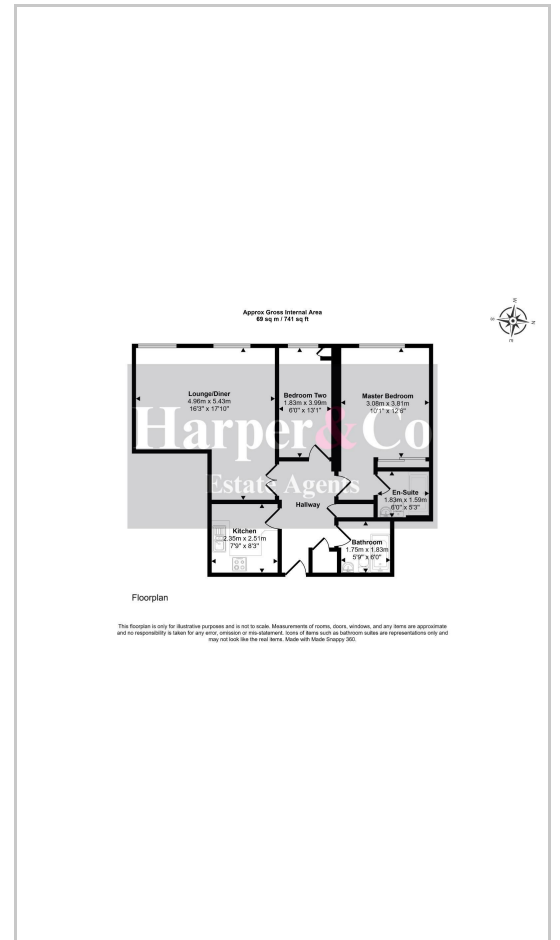
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

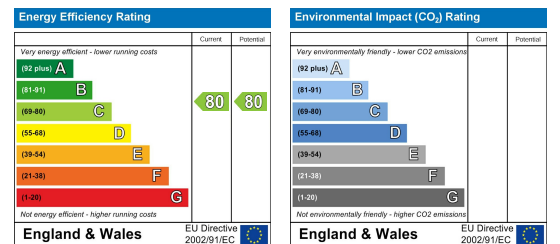
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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