



## 12 Anchorage Mews

Thornaby, Stockton-On-Tees, TS17 6BG

**Offers in excess of £60,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Spacious And Immaculately Presented Ground Floor Apartment Is Situated Within A Highly Sought-After And Private Development In Thornaby, Enjoying Delightful Riverside Views And A Desirable South-Facing Aspect.



### Full Description

The Property Has Been Exceptionally Well Maintained And Benefits From A Range Of Recent Upgrades Including New uPVC Double Glazed Windows And French Doors, A New Gas Combi Boiler, And A Modern Walk-In Shower, Making It Truly Ready To Move Straight Into. Energy Efficiency Is Also A Strong Feature, With The EPC Rated As Highly As Possible And Valid Until August 2030.

Internally, The Accommodation Comprises A Spacious Open Plan Kitchen / Diner / Lounge, Finished In Modern Neutral Décor And Flooded With Natural Light. Double Doors Open Directly Onto The Well-Maintained Communal Gardens, Creating A Seamless Connection Between Indoor And Outdoor Living.

There Is A Generous Double Bedroom, A Contemporary Bathroom, And Three Useful Storage Cupboards Offering Excellent Practical Space.

Externally, The Apartment Occupies A Corner Plot Position With A Pleasant Outlook, Alongside Private Allocated Parking, Visitor Parking Bays, And CCTV Security Installed Throughout The External Grounds For Added Peace Of Mind.

The Property Benefits From Approximately 90 Years Remaining On The Lease, With One Combined Service Charge And Ground Rent Paid Across Eight Instalments Of £150.00 Per Year.

Conveniently Located Close To Local Amenities, Transport Links, Riverside Walks, And Durham University, This Property Would Make An Ideal First-Time Purchase, Downsize, Or Investment Opportunity.

### Location

Anchorage Mews Is Located Within A Modern And Well-Regarded Residential Development In Thornaby, Offering A Convenient And Well-Connected Setting Close To A Wide Range Of Local Amenities. The Property Benefits From Easy Access To Shopping, Leisure Facilities And Transport Links, Including Thornaby Town Centre And The River Tees. The Area Is Popular With Professionals And Families Alike, Providing A Balance Of Contemporary Living And Practical Convenience.

### Schools:

- St Patrick's Roman Catholic Primary School – Short Drive
- Harewood Primary School – Short Drive
- Thornaby Academy – 10–15 Min Drive

### Healthcare & Services:

- Local GP Practices And Pharmacy Services – Nearby
- University Hospital Of North Tees – 15–20 Min Drive

### Local Amenities & Retail:

- Thornaby Town Centre (Shops, Cafés, Supermarkets) – 5–10 Min Walk
- Teesside Retail & Leisure Park – 10–12 Min Drive

### Green Space & Leisure:

- River Tees Walkways – Short Walk
- Local Parks And Recreational Areas – Nearby

### Transport:

- Thornaby Railway Station – 5–7 Min Drive
- Local Bus Routes – Within Walking Distance
- A19 / A66 Road Links – Minutes By Car

### Note

Please Find The Attached Brochure With Material Information For Buyers.

Lease Information: 999 Year Lease from 1991

Charge: £1,865.03 from Jan 2026 to 31st Dec 2026

Management Company: Town & City Management

### 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

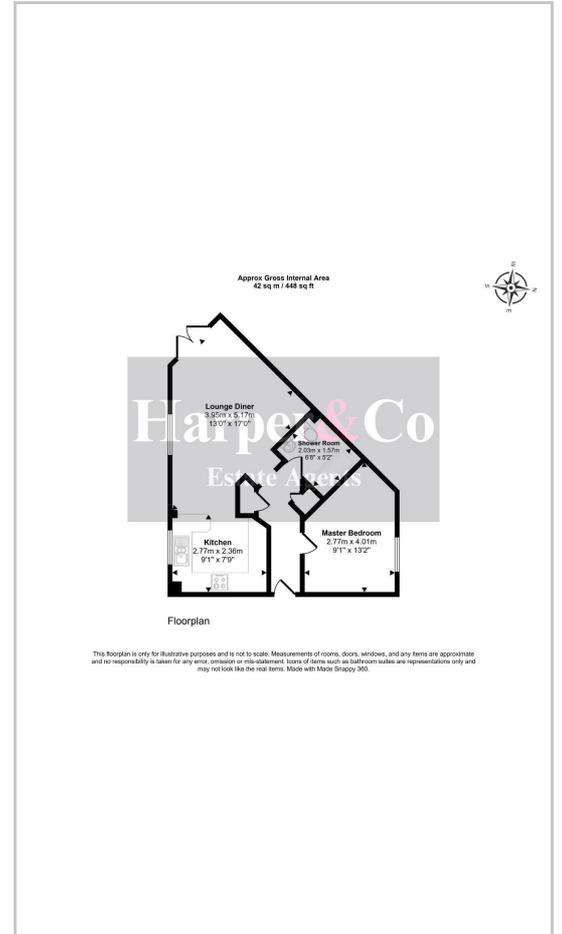
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

