



## 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.

## Town & City Darlington:

The Annual Service Charge Is Approximately £1200 Per Year. The Cost Is Spread Over 8 Monthly Instalments January – October Of £150.00

We Are Informed The Service Charge Includes Buildings Insurance & Grounds Maintenance/Up Keep.

Remaining Lease Term: Approx. 89 Years

## Disclaimer

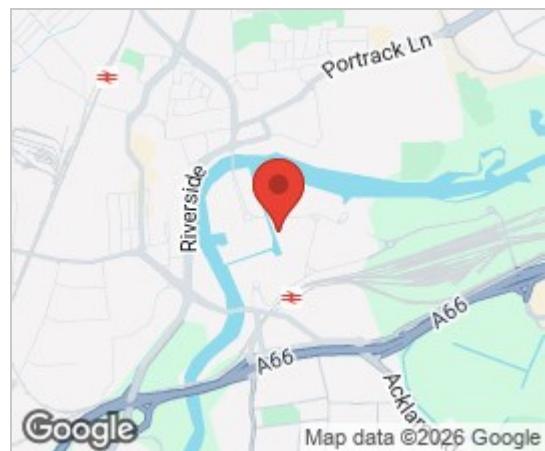
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation 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.

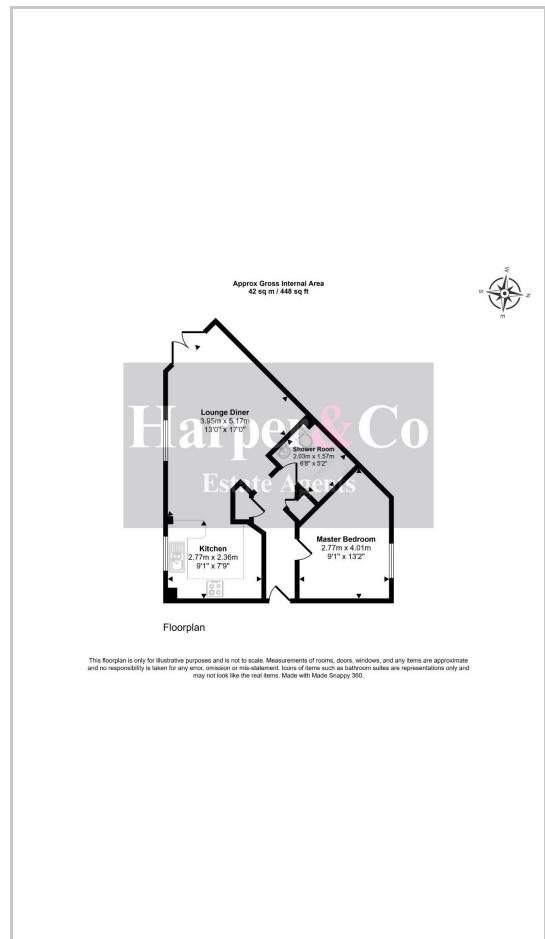
## Money Laundering Notice

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

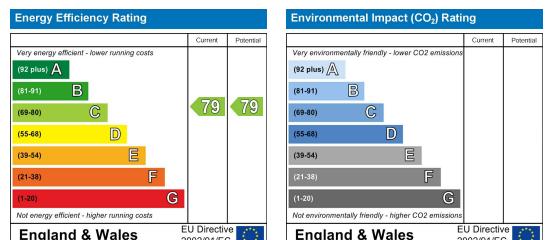
## Area Map



## Floor Plans



## Energy Efficiency Graph



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