



## 58 Anstey House

Claymond Court, Norton, TS20 1HT

**£70,000**



Immaculately Presented 2 Bedroom First Floor Apartment With Lift, Car Parking & Detached Garage! For Sale With The Advantage Of No Onward Chain.

Within Walking Distance Of Norton Village, High Street, Duck Pond & Amenities. The Apartment Benefits A Good Size Open Plan Lounge/Kitchen, Which Has The Addition Of Its Own Balcony. There Is An Executive Shower Room & A Separate W.C.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**

Attractively Positioned Within A Mature And Sought-After Norton District, With Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Some Of Norton's Popular Bars & Restaurants, Sports Facilities And Its' Renowned Tree-Lined High Street & Duck Pond.

- Aldi Supermarket- 11 Minute Walk
- St Joseph's Catholic Primary School - 1 Minute Walk
- Frederick Natrass Primary School - 4 Minute Walk
- The Glebe Primary School - 10 Minute Walk
- The Centenary Pub, Glebe Community Centre & Parade Of Shops - 9 Minute Walk
- The Village Green & Duck Pond - 1 Minute Walk
- Norton High Street, Shops, Bars & Cafes - 2 Minute Walk

Distance Times Estimated Using Google Maps.

**Ground Floor Communal Entrance**

Secure Door Which Requires A Fob To Enter, Staircase To The First Floor, Lift To All Floors. CCTV Security Cameras.

**First Floor Communal Landing**

Doors Leading To The Apartments & Waste Disposal Room. Balcony With Views Of The Car Park & Garages. CCTV Security Cameras.

**Entrance Hallway**

Fire Door, Intercom, And Providing Access To The Inner Hallway.

**Inner Hallway**

With A Built In Storage Cupboard, Solid Oak Doors Leading To The W.C, Lounge/Kitchen, Bedrooms, Shower Room, Storage Cupboard, Laminate Flooring.

**Lounge/Kitchen**

21'5 x 11'3 (6.53m x 3.43m)  
Spacious Open Plan Lounge/Kitchen With Plenty Of Natural Light. The Lounge Area Benefits From An Electric Panel Heater, Large uPVC Double Glazed Window And Glazed uPVC Door Which Leads Onto The Decked Balcony.

The Modern Kitchen Is Fitted With A Good Range Of Base, Drawer & Wall Units With Contrasting Worktops Which Incorporate A 1 1/2 Bowl Inset Stainless Steel Single Drainer Sink Unit With Mixer Tap, A Recently New Electric Oven And A Hob With A Stainless Steel Extractor Hood Over. The Kitchen Has An Integrated Fridge/Freezer And Plumbing For A Washing Machine. With Tiled Floor And Splashbacks.

**Bedroom One**

11'4 x 7'3 (3.45m x 2.21m)  
uPVC Double Glazed Window And An Electric Panel Heater.

**Bedroom Two**

11'4 x 6'3 (3.45m x 1.91m)  
uPVC Double Glazed Window And An Electric Panel Heater.

**W.C**

Tiled Floor And A White W.C.

**Shower Room**

7'0 x 5'8 (2.13m x 1.73m)  
Fully Tiled Shower Room With Shower Cubicle & Electric Shower, A Wash Hand Basin Housed In A Vanity Unit And An Extractor Fan.

**Waste Disposal Room**

Chute For The Waste To Be Dropped, Basin & Tap.

**Detached Garage & Parking**

**Communal Garden**  
Playing Field, Fenced Area For Drying Laundry.

**Leasehold Information**

The property is Leasehold. There is 125 year Lease from 1978. A monthly service charge is payable £90.00 pcm, this covers the cost of external maintenance including the grounds, the maintenance of the common user parts including stairwells, landings and the lifts, on site caretaker and buildings insurance. The service charge includes the ground rent.

**Energy Efficiency Rating: C**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: A**

Council Tax Estimate £1,426

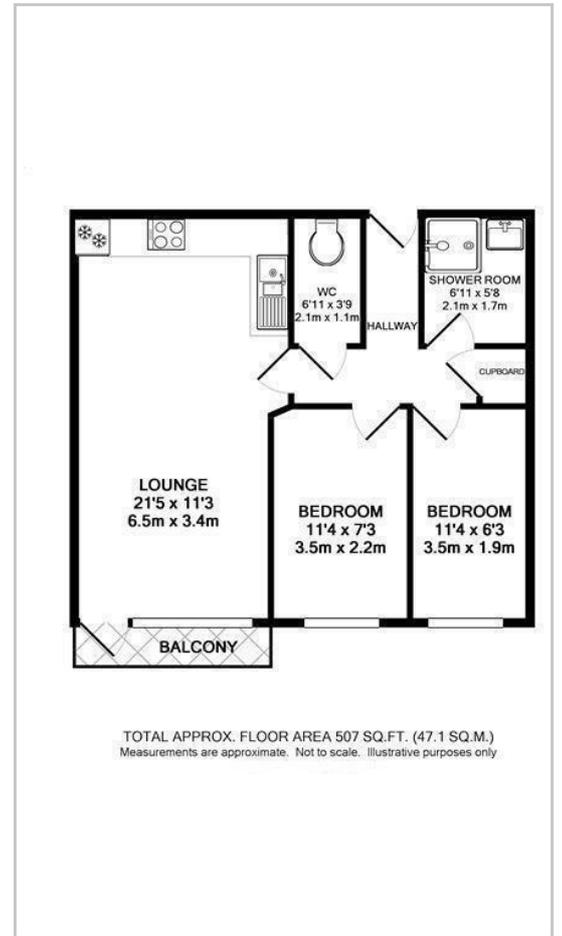
**Disclaimer**

Please Note That All Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

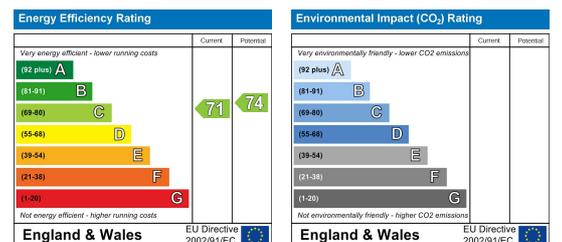
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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