

FLAT 2, MIDDLETON COURT COMMERCIAL STREET, NORTON



A spacious, ground floor two-bedroom apartment enjoying a pleasant southerly aspect, with spacious open-plan living space, master bedroom with en-suite & allocated parking.

Entrance hall, open-plan living room & kitchen, master bedroom, en-suite shower room, second double bedroom two & main bathroom.

Electric central heating system. uPvc double-glazing.

Town centre location with allocated parking space & communal bin store.

Leasehold with share of Freehold.

GUIDE PRICE £145,000

Completed in Summer 2019, Middleton Court is a modern development of high-spec two-bedroom apartments, positioned in a convenient, town centre location.

Number 2 is a rear-facing, ground floor apartment, which is neutrally decorated throughout and offers spacious accommodation with the benefit of electric central heating and uPvc double glazing. All the rooms are surprisingly large and include an open-plan living space and kitchen and two double bedrooms, one with an en-suite. The property carries the balance of a 10-year Advantage new-build warranty and would make an excellent first home or buy-to-let investment.

To the side of the building is a gated access leading to a tarmac courtyard where the property has the benefit of an allocated parking space. Additionally, there is a communal bike store and bin store.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities. The railway station provides regular services to York from where London can be reached in less than 2 hours. Middleton Court is located at the eastern edge of Commercial Street, close to its junction with Scarborough Road.



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Doors to both the front and rear. Staircase to the upper floors

PRIVATE ENTRANCE HALL

Intercom entry pad. Fitted cupboard with space for stacked appliances and an automatic washing machine point. Cupboard housing the hot water cylinder and boiler. Consumer unit. Thermostat. Radiator.

OPEN-PLAN LIVING ROOM & KITCHEN

6.8m x 3.3m (max) (22'4" x 10'10")

Kitchen area with range of white, high-gloss units incorporating a stainless steel sink, four ring ceramic hob with extractor hood above, fan-assisted oven and fridge freezer. Dishwasher point and space for tumble dryer. Television and telephone points. Two sash windows to the rear. Radiator.



BEDROOM ONE

4.0m x 2.9m (13'1" x 9'6")

Sash window to the rear. Television point. Radiator.



BEDROOM TWO

4.0m x 2.5m (13'1 8'2")

Sash window to the rear. Radiator.



BATHROOM

2.0m x 1.6m (6'7" x 5'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Electric shaver socket. Heated towel rail.



EN-SUITE SHOWER ROOM

1.6m x 1.5m (5'3" x 4'11")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Electric shaver socket. Heated towel rail.



OUTSIDE

To the side of Middleton Court is a gated driveway that leads around to a tarmac courtyard behind the building. Number 2 has the benefit of an allocated parking space. Additionally, there is a communal bike store and bin store.

SHARE OF FREEHOLD

It is worth noting that the property will be sold with a share of the Freehold. The main advantage of this is that it gives homeowners control of the building, having a direct say in how it is maintained and managed.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Electric central heating.

Council Tax: Band: B (Ryedale District Council).

Tenure: We understand that the property is Leasehold and will be sold with a share of Freehold.

Service Charge: £70 per calendar month (payable on the 1st of the month).

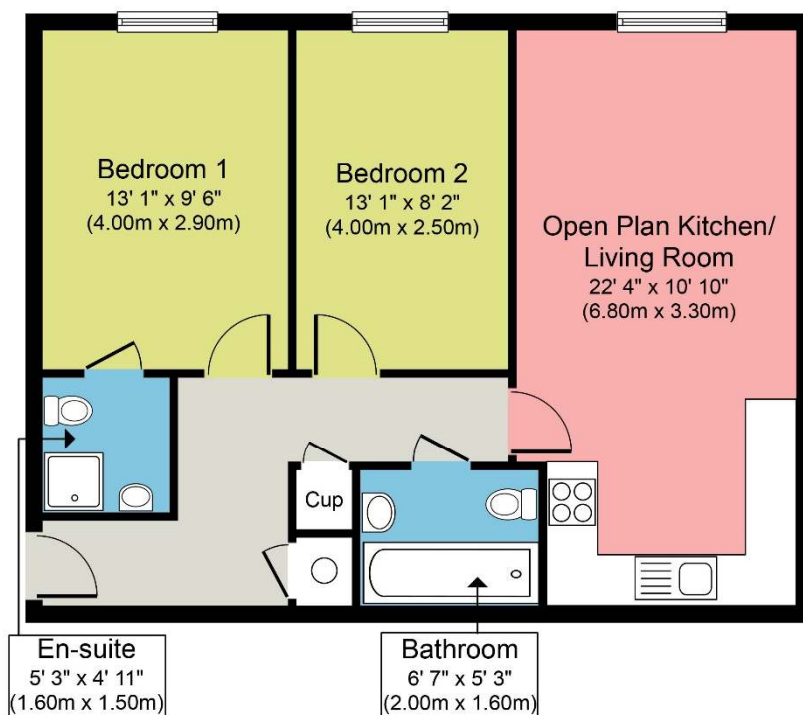
Ground Rent: £1 per annum.

EPC Rating: B84.

Post Code: YO17 9EU.

Viewing: Strictly by appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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.



Ground Floor
Approximate Floor Area
651 sq. ft.
(60.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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