



**Hayward  
Tod**

**3 Bed Duplex Apartment** | 8 Thornton Court | Thornton Road | Stanwix | CA3 9HY

**£240,000**







An outstanding duplex apartment in a popular residential area within walking distance of a wide range of amenities and public transport. Spacious living and a high quality finish throughout. Allocated parking.

entrance hallway | open plan kitchen living | dining room/study | W.C. | en-suite main bedroom | second double bedroom | main bathroom | third bedroom/office | balcony | off-street allocated & visitor parking | underfloor heating | double glazing | gas central heating | all mains services connected | long leasehold 999 years from 2018 | service charge £1146.92pa (2025) | EPC rating - B | council tax band B

#### APPROXIMATE MILEAGES

City centre 1 | M6 motorway 1.8 | Penrith - North Lake District 21 | Newcastle International Airport 56

#### WHY THORNTON COURT?

A high quality small scale development tucked away from the hustle and bustle in the heart of Stanwix. Within walking distance of a wide range of amenities including Sainsbury's Local, takeaways, bars and restaurants as well as public transport links to the city centre.

#### ACCOMMODATION

Deceptively spacious accommodation over the first and second floor of the development. Access to your own front door is directly from the carpark via the external staircase. A large and bright entrance hall welcomes you in to the apartment and provides access via double doors to the balcony. There is a large open plan living kitchen, which also provides access to the balcony thanks to another set of double doors. The kitchen, a quality affair, has a range of integrated appliances and a small breakfast bar. There is also a W.C. and a separate dining room on this floor. Stairs lead up from the hallway to the bedrooms. An en-suite master has fitted wardrobes as does the second double



bedroom. There is also a third bedroom/study area which has a small gallery landing overlooking the stairs. Externally the property has a balcony, and is the only property within the development to do so, and benefits from an elevated view across the rooftops towards Etterby Scaur and Austin Friars School. An allocated parking space within the private courtyard is also provided, where there is also visitor parking.



FLOOR PLAN TO FOLLOW

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.