



Offers Over £250,000 Set atop a grand, Grade II listed Gothic mansion, this characterful two-bedroom apartment offers a unique opportunity to enjoy modern living within an iconic period building. Perfectly suited for those who value both charm and convenience, the top-floor residence provides a calm and easy-care lifestyle, surrounded by uninterrupted countryside views.

Tucked within the prestigious Grey Towers Hall estate, the apartment is part of an exclusive development thoughtfully transformed into private homes. Residents benefit from access to approximately 72 acres of landscaped parkland and mature woodland, complete with peaceful walking trails, a two-acre stocked lake and tranquil seating spots.

Inside, every room enjoys elevated, picturesque views and an abundance of natural light. The layout has been designed for comfort and simplicity. Two private parking spaces are included, along with generous visitor parking.

Please Note - This is a leasehold property with a term of 125 years starting from August 2003, and it comes with a share of the freehold. The annual service charge is currently £2,804, and the property is listed under Council Tax Band E. Please note, pets are not permitted under the lease, and there is no lift access in the building.

Wyke Lane, Nunthorpe, Middlesbrough, TS7 0GD

2 Bed - Flat

Offers In Excess Of £250,000

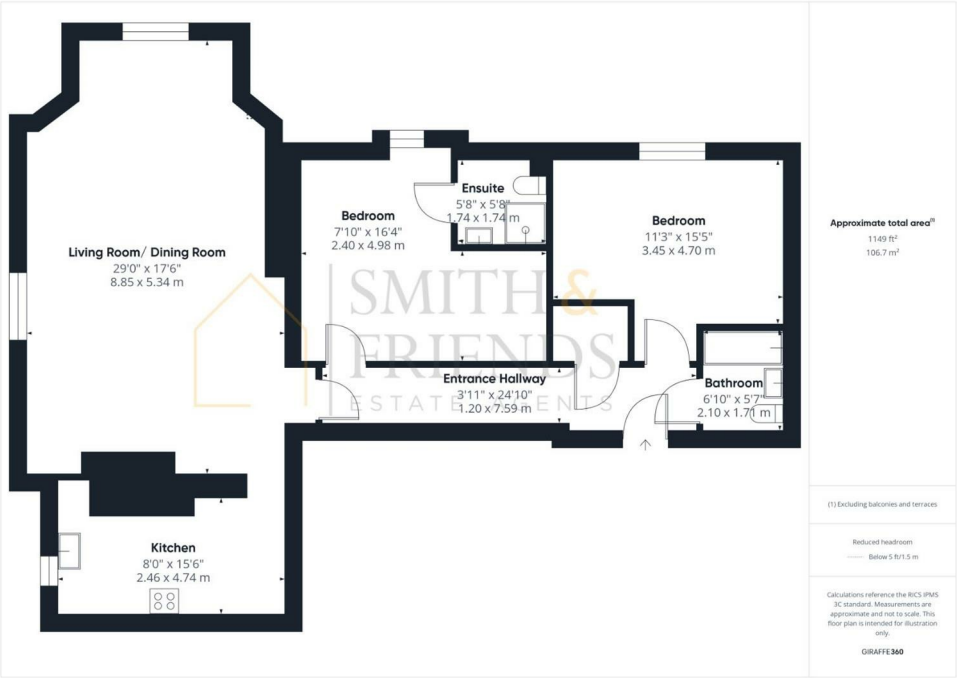
EPC Rating: D

Council Tax Band: E


Tenure: Leasehold



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	73
		EU Directive 2002/91/EC	

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