



APARTMENT 11 THE OLD CONVENT, REETH ROAD, RICHMOND, NORTH YORKSHIRE, DL10 4GD

A SPACIOUS FIRST FLOOR APARTMENT SET WITHIN THIS HIGHLY REGARDED DEVELOPMENT. Entrance Hall, Open Plan Living Room/Dining Room/Kitchen, Two Double Bedrooms, Bathroom/WC, Parking, Garage, Gas Fired Central Heating, Double Glazing, Communal Lift, Telephone Entry Security System. NO FORWARD CHAIN. EER C78.

Offers in the Region of £225,000



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Accommodation comprises:

ENTRANCE HALL

Telephone entry intercom, radiator, beech effect laminate floor, ceiling halogens, cloak cupboard. Entrance door to Communal Hallway. Doors to Living Room/Dining Room, Kitchen, Bedroom 1, Bedroom 2 and Bathroom/WC. Double glazed window to side.

OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN

Living Room/Dining Room

4.06m x 6.26m (13'4" x 20'6"). Beech effect laminate floor, two radiators, ceiling halogens. Double glazed windows to front and side with venetian blinds, chrome wall light with glass shade, white wall light with halogen. Archway to Kitchen.

Kitchen

2.34m x 4.83m (7'8" x 15'10"). Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, grey speckled granite effect laminate work surfaces, medium brown wood effect

cupboards with chrome handles and six glass displays cupboards, built-in stainless steel oven with stainless steel five ring hob, stainless steel extractor hood over, built-in fridge, built-in freezer, built-in washing machine, concealed gas fired boiler, stainless steel shelves with five chrome utensil hooks, white ceiling halogen light fitting, extractor fan with pulley, radiator. Double glazed window to side with venetian blind. Door to Entrance Hall. Archway to Living Room/Dining Room.

BEDROOM 1

4.21m x 2.91m (13'10" x 9'7"). Radiator, white ceiling halogen fitting, walk-in wardrobe. Double glazed window to side. Door to Entrance Hall.

BEDROOM 2

4.08m x 2.91m (13'5" x 9'7"). Radiator, white ceiling halogen fitting. Double glazed window to side. Door to Entrance Hall.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin with chrome mixer tap, panelled bath with shower fitting



over, grab handles and one glass folding screen, low level WC, separate shower cubicle, extractor fan, electric shaver point, glass wall light fitting, glass shelves with chrome fittings, radiator. Door to Entrance Hall.

OUTSIDE

NEARBY SINGLE GARAGE

With power and light. **SINGLE PARKING SPACE** in front.

COMMUNAL GROUNDS

Stretching down to the River Swale, including orchard, footpaths, lawns and riverbank.

LENGTH OF LEASE TERM 999 years from 2001.

GROUND RENT £10 per year.

SERVICE CHARGE £1,731.48 for 2020/21 tax year.

HOLIDAY LETS ARE NOT PERMITTED.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference -12156

Particulars Prepared - July 2021

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Mortgage Referral Arrangement

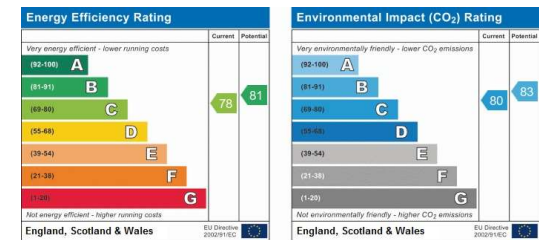
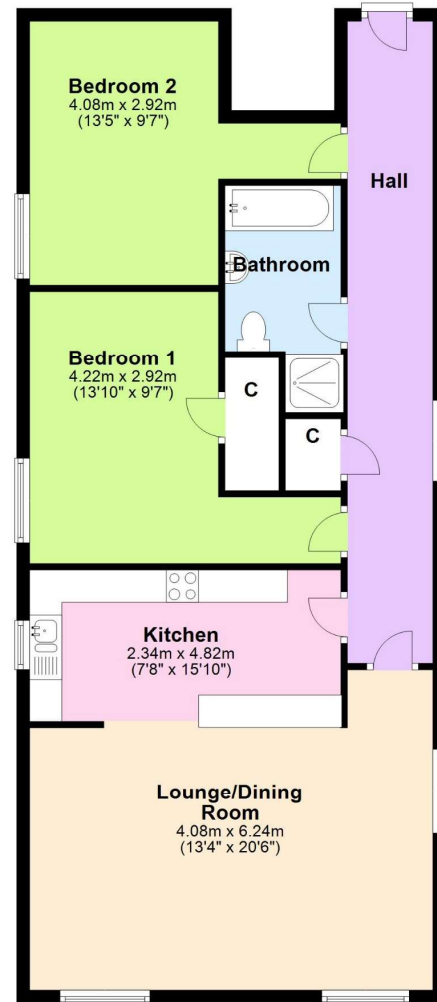
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.



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