



# 32 AYR AVENUE CATTERICK GARRISON, NORTH YORKSHIRE, DL9 4GE

A SPACIOUS MODERN TOP FLOOR APARTMENT IN A CUL-DE-SAC SETTING. IDEAL FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR.

Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, En-Suite Shower Room/WC, Dressing Room/Study, Bathroom/WC, Parking Space, Night Storage Heating, UPVC Double Glazing, Telephone Entry System. NO FORWARD CHAIN. EER C76.

Offers in the Region of £115,000







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The Accommodation comprises:

## SECOND FLOOR

### **ENTRANCE HALL**

Intercom video entry system control panel, electric DIMPLEX heater, access to loft space with drop down hatch. Door to Communal Landing. Doors to Lounge/Dining Room, Bedroom 1, Bedroom 2 and Bathroom/WC.

### **LOUNGE/DINING ROOM**

13'3" x 16'4" (4.04m x 4.98m). Telephone point, television point, electric OSILY heater. UPVC double glazed windows to front. Archway to Kitchen. Door to Entrance Hall.

### **KITCHEN**

8'8" x 8'5" (2.64m x 2.57m). Mosaic tiled surrounds, one and a half bowl sink unit, laminate work surfaces, range of base and eye level units with under lighting, built in electric oven and hob, cooker hood with extractor, ceiling halogen spotlights. UPVC double glazed window to rear. Archway to Lounge/Dining Room.

### **BEDROOM 1**

10'7" x 10'11" (3.23m x 3.33m). Telephone point, television point, night storage heater. UPVC double glazed window to rear. Doors to En-Suite Shower Room/WC and Entrance Hall.

### **EN-SUITE SHOWER ROOM/WC**

7'10" x 4'8" (2.39m x 1.42m). Pedestal wash hand basin, electric shaver point, shower cubicle, extractor fan, low level WC, wall mounted heater. UPVC double glazed window to rear. Door to Bedroom 1.

### **BEDROOM 2**

14'3" x 9'0" (4.34m x 2.74m). Electric HYCO heater, airing cupboard with lagged hot water cylinder and immersion heater. UPVC double glazed windows to front. Doors to Entrance Hall and Dressing Room/Study.

### **DRESSING ROOM/STUDY**

7'4" x 6'2" (2.24m x 1.88m). Electric HYCO heater. Velux window to front. Door to Bedroom 2.

### **BATHROOM/WC**

7'10" x 5'11" (2.39m x 1.80m). Tiled surrounds, pedestal wash hand basin, electric shaver point, panelled bath, extractor fan, low level WC, wall mounted heater. Door to Entrance Hall

## **OUTSIDE**

Individual Post Box, Parking Bay, Visitor Parking Bays. Large brick built bin store.

### **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. 999 years from 1/1/2004.

Service Charge - Service charge £1335.12 for period June 2020 to June 2021.

Ground rent - £150 p.a.

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

Property Reference –10095

Particulars Prepared – December 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**

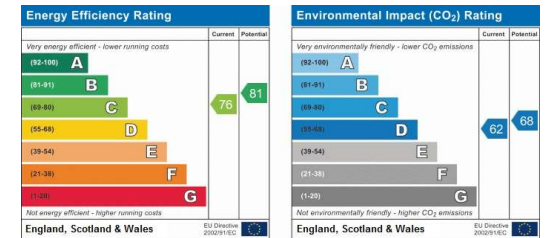
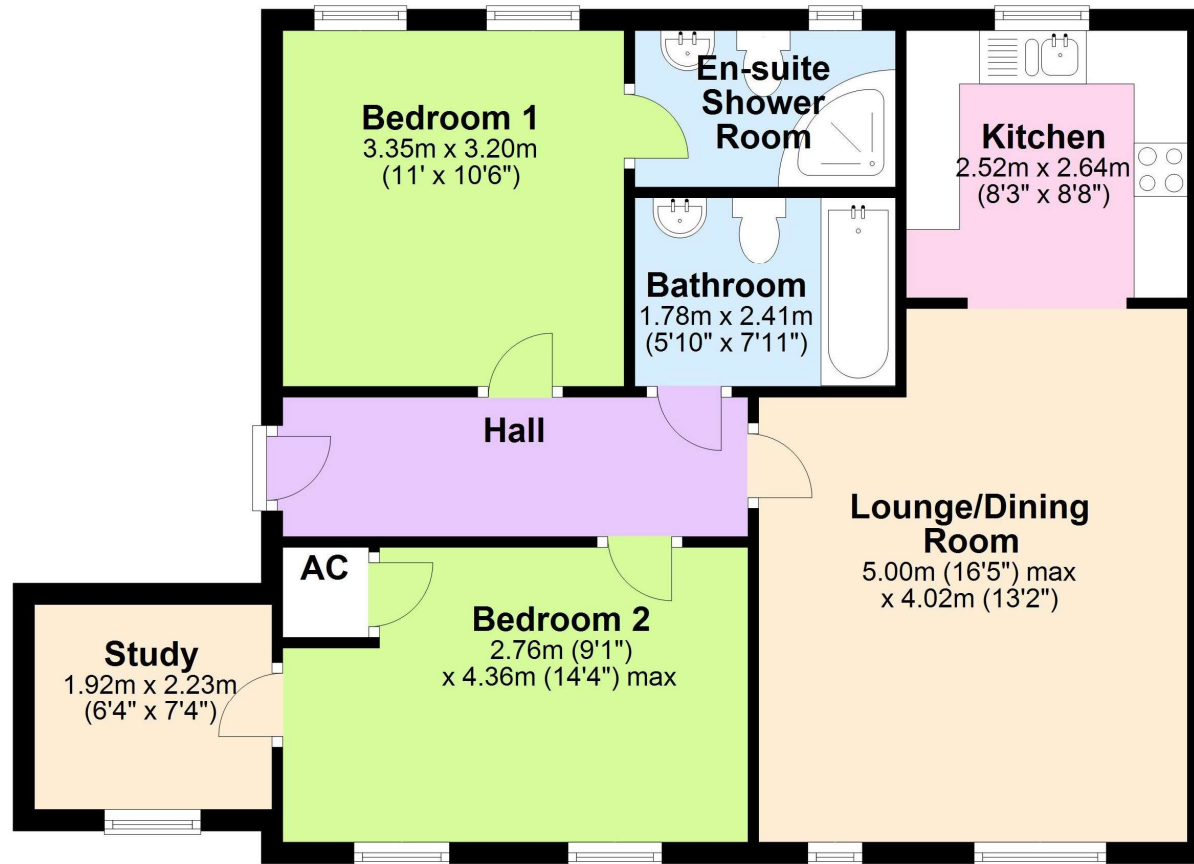
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to 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.



## Second Floor



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**www.normanfbrown.co.uk**



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