



## 4 CHESTNUT COURT CATTERICK GARRISON, NORTH YORKSHIRE, DL9 4SF

A CONVENIENTLY SITUATED SELF CONTAINED GROUND FLOOR STUDIO FLAT. IDEAL FOR THE BUY-TO-LET INVESTOR OR FIRST TIME BUYER.

Shared Entrance Hall, Living Room/Bedroom, Dressing Room, Kitchen, Shower Room/WC, Parking, Electric Heaters, UPVC Double Glazing. EER D54. NO ONWARD CHAIN. Council Tax Band A.

Offers in the Region of £39,000

**NORMAN F.BROWN**  
Est. 1967



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The Accommodation comprises:

### **COMMUNAL ENTRANCE HALL**

Communal entrance doors to front and rear. Door to flat.

### **LIVING ROOM/BEDROOM**

2.59m x 4.45m (8'6" x 14'7"). UPVC double glazed windows, electric convector heater. Doorway to Kitchen. Doors to Communal Hall and Dressing Room.

### **KITCHEN**

2.58m x 1.83m (8'6" x 6'). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, cupboards and drawers, electric cooker space, fridge space, airing cupboard containing lagged hot water cylinder with immersion heater, lino flooring. UPVC double glazed window. Doorway to Living Room/Bedroom.

### **DRESSING ROOM**

Electric convector heater. Door to Living Room/Bedroom. Sliding door to Shower Room/WC.

### **SHOWER ROOM/WC**

Tiled surrounds, wash hand basin, low level WC, shower cubicle with electric shower unit, extractor fan. Sliding door to Dressing Room.

### **OUTSIDE**

### **PARKING BAY**

### **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. The lease is 120 years from 1983.

Service Charges: - Ground Rent: £35.20 per annum (approx), Service Charge: £33.00 per annum (approx), Buildings Insurance: £242.00 per annum (approx).

Local Authorities - Richmondshire District Council -

Tel: (01748) 829100.

North Yorkshire County Council -

Tel: (01609) 780780.

Property Reference -13769

Particulars Prepared – February 2022

### **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**

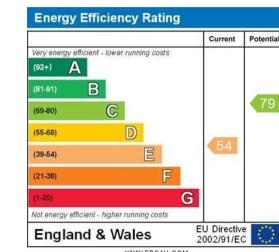
In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to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



# Ground Floor



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**www.normanfbrown.co.uk**



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