



## 36 Ayr Avenue, Catterick Garrison

Offers in the region of £115,000

Forming part of this very popular development, this nicely presented first floor apartment provides generous living spaces that will appeal to a range of buyers. The bright living areas comprise an open plan living/kitchen area, two double bedrooms, one with an ensuite, and the bathroom. The apartment has a private position with mature woodland to the rear, and a private outlook to the front. There is a parking space to the front, and it is being offered CHAIN FREE. Early inspection strongly recommended.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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## **Entrance Hall:**

Accessed from the communal stairwell and having an electric heater, an intercom system and an airing cupboard.

## **Living Room:**

4.98m x 4.08m

A bright open plan living area which has two upvc double glazed windows to the front of the property, two electric heaters and a TV point.



There is a washing machine, space for a fridge freezer, under pelmet lighting and a upvc double glazed window looking out on mature woodland.



## **Bathroom:**

2.44m x 1.82m

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is also an electric heater.



## **Kitchen:**

2.72m x 2.57m

Fitted with a range of modern wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over.



## **Bedroom 1:**

3.35m x 3.19m

A double bedroom with two upvc double glazed windows and an electric heater.





The property is Leasehold and is subject to a 999 year lease. There is a service charge of approximately £100 per month and a ground Rent of approximately £250 per annum.

The **Ensuite** has a shower cubicle, a WC and a wash hand basin. There is an electric heater and a upvc double glazed window.



### **Bedroom 2:**

4.34m x 2.79m

A double bedroom with an electric heater and two upvc double glazed windows.

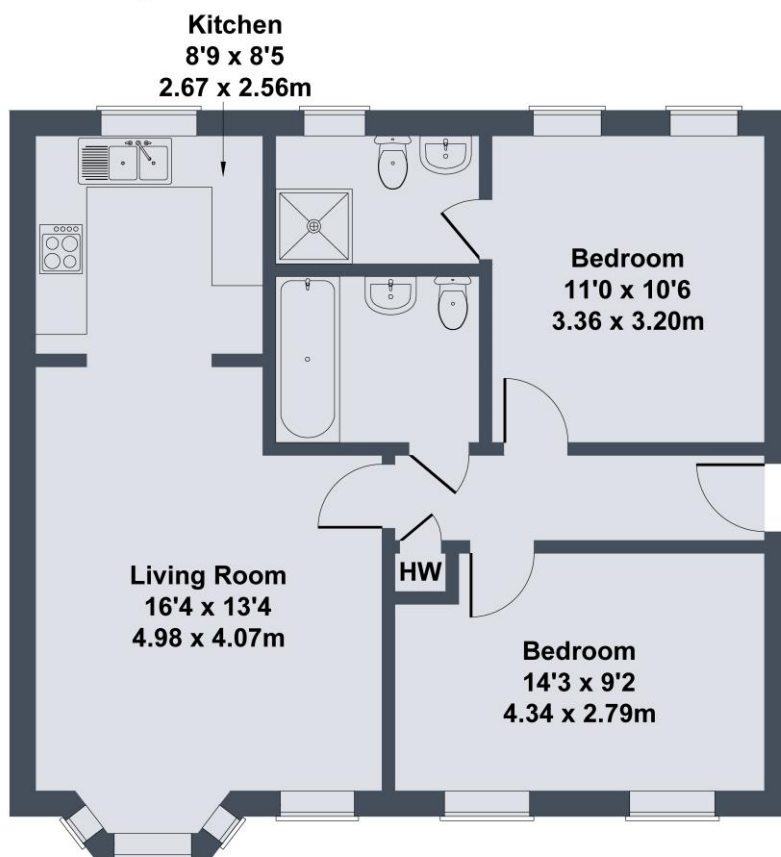


### **Additional Information.**

The postcode is DL9 4GE and the Council Tax Band is B.

The property has the benefit of an allocated parking space located to the rear of the building.

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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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