



15 Chepstow Close, Catterick Garrison

Offers in The Region of £91,950

Forming part of this very popular residential development, conveniently placed close to the centre of Catterick Garrison. This nicely presented two bedroomed flat is situated on the second floor and provides well appointed accommodation at a very competitive price. Ideal for a first time buyer or as an investment property an early inspection is recommended. Offered to the market CHAIN FREE.

Entrance hall – Living Room – Dining Kitchen – Two Bedrooms – Bathroom – Allocated Parking

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

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Entrance Hall:

Having an electric radiator, telephone point, intercom system. There is also a useful cupboard which houses the electric water heater.

Living Room:

3.70m x 3.11m (12'2" x 10'2")

A bright living room as a result of the upvc double glazed bay window to the front elevation.



The room has a night storage heater, TV aerial point and telephone line.



Bedroom 1:

3.13m x 2.62m (10'3" x 8'7")

A double bedroom with two upvc double glazed windows to the front elevation, electric radiator and TV aerial point. There is a generous range of fitted wardrobes with hanging rails and shelving.



Bedroom 2:

3.09m x 2.54m (10'2" x 8'4")

Having a double glazed window to the rear and an electric radiator.



Dining Kitchen:

4.28m x 2.29m (14'1'' x 7'6'')

A generously sized kitchen allowing space for a table. Featuring a range of modern wall and base units under a laminate worksurface. Integrated into the units are a stainless steel sink and drainer unit, Bosch electric hob and oven with extractor hood over, fridge, freezer and a washing machine. There is an electric heater and a upvc double glazed window.



The property is leasehold and is subject to a 999 year lease dated 2004. The Ground Rent is approximately £300 per annum, and there is an annual maintenance charge of approximately £1,500 per annum.

Bathroom:

2.10m x 1.98m (6'11'' x 6'6'')

Having a modern white suite which includes a panelled bath with shower over, low level wc and wash hand basin. The wall are part tiled and there is an extractor fan, upvc double glazed window, shaver point and radiator.

**Additional Information:**

The flat is accessed via a communal stairwell, and to the front is a parking space. The postcode is DL9 4GG and we are informed that the Council Tax band is A.

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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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