



Leven Court, Great Ayton, TS9 6HS
2 Bed - Apartment
£172,000

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Leven Court Great Ayton, TS9 6HS

With stunning views and communal gardens leading to the river, this stylish two bedroom first floor apartment is located on an exclusive development in the sought after village of Great Ayton. The property benefits from smart communal entrance, refitted bathrooms and modern kitchen with a range of integrated appliances.

Accommodation comprises of : entrance hall, Lounge, dining room, kitchen with integrated appliances, two double bedrooms, (master with en-suite and dressing and main bathroom with Jacuzzi bath. Externally there is an allocated parking space and garage







Communal Entrance

Via front door opened by intercom door entry system from the apartment.

Entrance Lobby

Via entrance door into the apartment. Built in cloaks Inner door through to Reception Hall.

Hallway

Telephone intercom for front door. Boarded loft via retractable ladder with light. Doors off to all rooms.

Lounge

12'8 x 18'5 (3.86m x 5.61m)

Marble feature fireplace with coal effect fire, inset ceiling lights, double glazed window and French doors through to:

Dining Room

8'7 x 9'9 (2.62m x 2.97m)

Double glazed window and inset ceiling lights.

Kitchen/Breakfast Room

8'9 x 9'11 (2.67m x 3.02m)

Double glazed window with lovely outlook over grounds and Captains Cook's Monument. Attractive range of fitted walnut effect fronted base units with incorporated bowl Franke resin sink with mixer tap, ceramic hob, extractor hood, integrated dishwasher, fridge/freezer, washer/drier, Siemens electric oven.

Master Bedroom

10'0 x 10'11 (3.05m x 3.33m)

Double glazed window, inset ceiling lights opening to:

Dressing Area

4'9 x 5'4 (1.45m x 1.63m)

Attractive range of fitted wardrobes, inset ceiling lights, doorway to:

En Suite Shower Room

Modern fitted suite comprising large double unit with twin head shower, vanity unit and sink, low level w/c and illuminated mirror, towel rail, fully tiled walls, inset ceiling lights.

Bedroom 2

8'0 x 10'0 (2.44m x 3.05m)

Double glazed window and large sliding fitted wardrobe

Bathroom

Double glazed window, Jacuzzi bath, vanity unit with sink and low level w/c, Karndean flooring, fully tiled walls, inset ceiling lights.

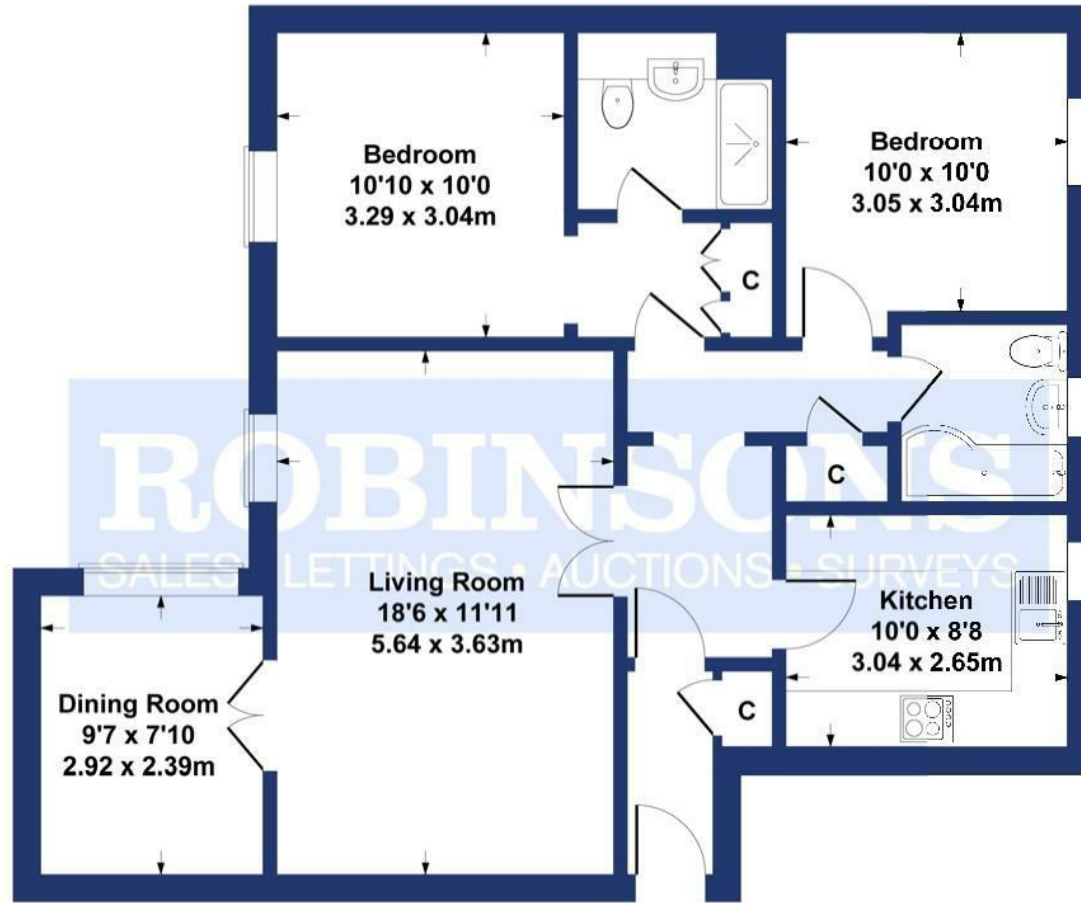
Communal Garden

With stunning views and communal gardens leading to the river.

Allocated Parking

Leven Ct

Approximate Gross Internal Area
852 sq ft - 79 sq m



GROUND FLOOR

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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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