



GARDEN VIEW FLAT 2, 8A POTTERGATE

RICHMOND, DL10 4AB

£195,000
LEASEHOLD

A Spacious High Quality First Floor Apartment conveniently located for Richmond Market Place. Entrance Hall, Inner Hall, Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bathroom/WC, Parking Space to Rear, Gas Fired Central Heating, Double Glazing. Rateable Value £1,925. EER B81. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

GARDEN VIEW FLAT 2, 8A

• 2 DOUBLE
BEDROOMS • SPACIOUS • HIGH
QUALITY • PARKING FOR ONE
CAR • HANDY FOR RICHMOND MARKET
PLACE • GAS CENTRAL
HEATING • DOUBLE GLAZING



DESCRIPTION

A Spacious High Quality First Floor Apartment conveniently located for Richmond Market Place. Entrance Hall, Inner Hall, Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bathroom/WC, Parking Space to Rear, Gas Fired Central Heating, Double Glazing. Rateable Value £1,925. EER B81. NO ONWARD CHAIN.

GROUND FLOOR

Entrance door leading to stairwell which is shared with Flat 3.

ENTRANCE HALL

Built in storage cupboard, wood flooring. Glazed doors to Landing and Inner Hall.

INNER HALL

Coving, radiator with cover, built in storage cupboard. Doors Bedrooms and Bathroom, glazed doors to Living Room and Entrance Hall.

OPEN PLAN LIVING ROOM/KITCHEN

Lounge Area comprising: coving, polished wood flooring, contemporary wall mounted electric fire, tv point, wall mounted LED spotlights, stylish vertical radiator with mirror, telephone intercom for entrance door, built in cupboard containing plumbing for washing machine and tumble dryer space, ceiling LED spotlights. Upvc double glazed double doors to rear to Juliet balcony. Glazed door to Inner Hall.

Kitchen/Dining Area comprising

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, high gloss wood effect cupboards and drawers and chrome handles, built in fridge and freezer, built in electric oven and four ring ceramic hob with stainless steel extractor hood over, built in dishwasher, built in microwave, stylish vertical radiator with mirror, coving, concealed wall mounted gas fired BAXI combi boiler,

ceiling LED spotlights, polished wood flooring. Timber double glazed sash window to front with roller blind.

BEDROOM 1

Coving, built in wardrobes with sliding mirror doors, built in storage cupboard, tv point, telephone point, radiator. Timber double glazed sash window to front with venetian blinds and roman blind. Door to Inner Hall.

BEDROOM 2

Coving, built in wardrobes, radiator. Upvc double glazed sash window to rear with venetian blinds and roman blind. Door to Inner Hall.

BATHROOM/WC

Fully tiled walls, twin sinks with chrome mixer taps, large wall mirror, panelled bath with chrome mixer tap separate shower cubicle with glass door, extractor fan, wc, ceiling LED spotlights, chrome heater towel ladder, ceramic tiled floor, coving. Upvc double glazed sash window to rear with venetian blind. Door to Inner Hall.

OUTSIDE

Parking bay for one car to the rear.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. 99 years from 11 June 2009. Service charge £50 pcm. The freeholder is The Pottergate Management Company Ltd. The three leaseholders make up the freeholder. The title register is NYK 18672778.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18672778

Particulars Prepared – November 2024.

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.

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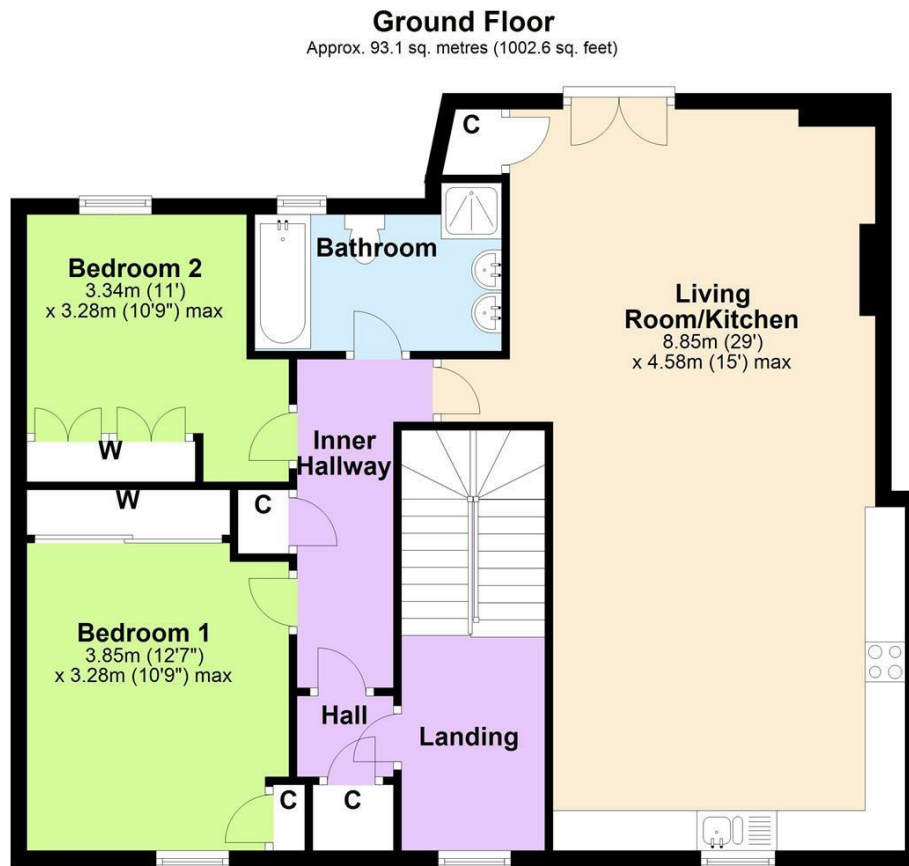
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

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.

GARDEN VIEW FLAT 2, 8A





Total area: approx. 93.1 sq. metres (1002.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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