



Flat 4, Richemont House, Richmond

Offers in the Region of £249,950

This immaculately presented ground floor apartment forms part of this exclusive development, a short walk into Richmond Marketplace. The well planned layout features an open plan living space with a quality kitchen and concertina doors that open out onto a terrace, two double bedrooms and a large shower room. Externally there is allocated parking. Being offered CHAIN FREE, an early inspection is strongly advised.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

Accessed from the communal hallway, the hallway has a radiator and a large storage cupboard with oak doors.

Open Plan Living Area:

7.88m x 3.81m

The large living area is filled with light due to being dual aspect and having doors to the terrace and two windows to the front of the property.



The **Seating Area** has a TV point and the concertina doors out to the terrace. The terrace provides a space to relax and has a path that leads to the front of the property.



The **Dining Kitchen** is fitted with a range of quality wall and base units with complimenting countertops. Integrated into the units are Bosch appliances which include a dual oven, a microwave, an electric hob, a fridge, a freezer, a washing machine and a dishwasher.



Bedroom:

3.68m x 3.21m

A double bedroom with a range of Hammonds fitted furniture, a radiator and a window to the front of the property.



Bedroom:

3.33m x 2.22m

A double bedroom with fitted Hammonds furniture, a TV point, a radiator and two windows.



Shower Room:

2.08m x 1.82m

Fitted with a large walk in shower with dual heads, and Villeroy & Boch and Keuco fittings. There is a heated towel rail and underfloor heating.



External

To the rear there is the Terrace which has a path that leads to the front of the property.



To the front of the property there is an allocated parking space. There is a charging point for an electric car.



Additional Information

The postcode is DL10 4FE and the Council Tax Band is C.

The property has the benefit of gas central heating and an alarm system.

The property is Leasehold and is subject to a 126 year lease, commencing 1st December 2018.

There is ground rent of £100.00 pa (subject to increase after 25 years) and maintenance charges of £123 per month.

Flat 4 Richemont House, Richemont Close, Richmond, DL10 4FE



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.