



## 9 Brompton Court, Brompton On Swale

Offers in the Region of £117,500

Forming part of this quiet development, in the highly regarded village of Brompton on Swale, this very nicely presented ground floor flat provides well laid out living spaces and will appeal to a range of buyers. The layout comprises a living room, a kitchen, a double bedroom and a bathroom. Externally there is a small forecourt garden and allocated parking. Being offered CHAIN FREE, an early inspection is strongly recommended!

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

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## **Entrance Lobby:**

Accessed through a upvc part glazed door and having a useful storage cupboard with electric.

## **Living Room:**

4.65m x 3.06m

A generous room having a upvc double glazed window to the front with a South facing aspect.



There is a TV point, a radiator and a fireplace with an ornate surround and an electric fire.



## **Kitchen:**

2.65m x 1.68m

Fitted with a range of cream wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine, space for an under counter fridge and a upvc double glazed window.



## **Bedroom:**

3.20m x 3.34m

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window to the front of the property.



**Bathroom:**

2.80m x 1.74m

Fitted with a modern white suite that comprises a bath with a Mira electric shower over, a WC and a wash hand basin set on a vanity unit. There is a radiator and an airing cupboard.

**External**

To the front of the property there is a small, low maintenance garden, and to the rear there is a communal area with a clothes line.

The property has the benefit of allocated parking in the parking area.

**Additional Information**

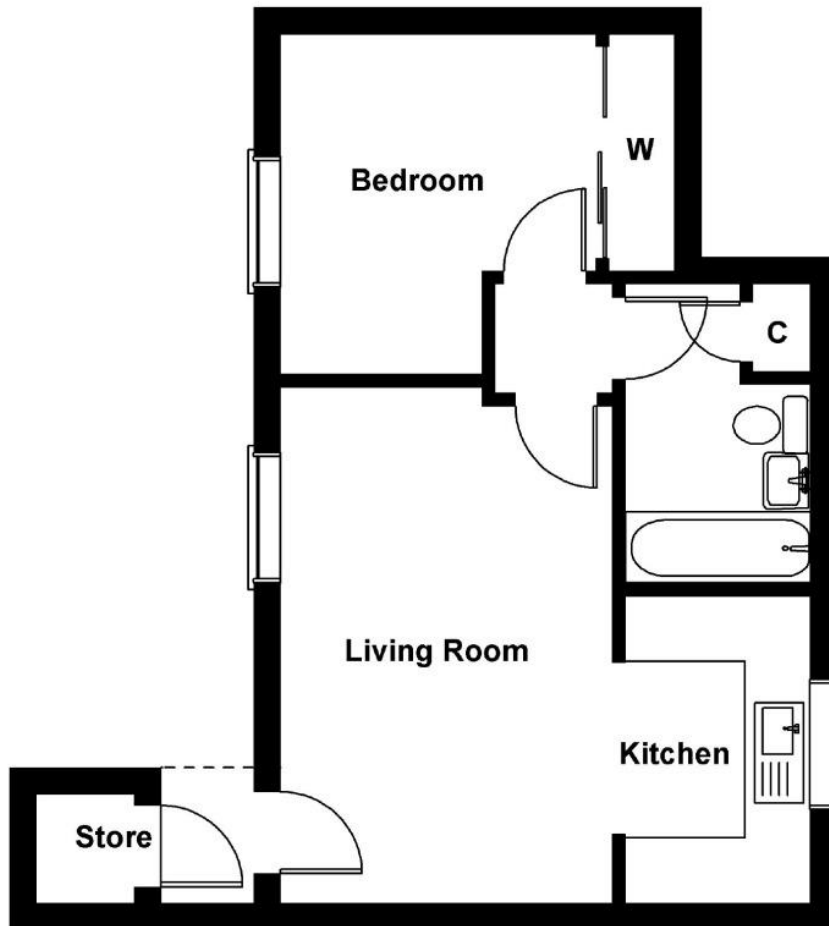
The postcode is DL10 7SA and the Council Tax Band is A.

The property has the benefit of gas central heating with the boiler being located in the kitchen.

The property is Leasehold and is subject to a 150 year Lease dated November 2018.

The ground rent is £200 per annum.

## Brompton Court



**SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY**

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

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Viewing Arrangements - by appointment with Irvings Property Ltd

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.