



## 5 Howard House, The Garden Village, Richmond Offers in the region of £250,000

Located on this highly regarded “Garden Village” development, this beautifully presented two bedrooomed duplex apartment is located in the historic and imposing Howard House which forms part of the Conservation Area. Located on the first floor, the property features a living room, a dining room, a kitchen and a cloakroom to the first floor, whilst to the upper floor are two double bedrooms and a very well appointed bathroom. Externally the property has the benefit of the communal gardens, a garage and a parking space. An early inspection is strongly recommended.

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## **Entrance Hall:**

Accessed via a timber panelled door, the hallway has a feature staircase and a radiator.



## **Cloakroom:**

Having a WC, a wash hand basin and a useful cloaks cupboard.

## **Living Room:**

4.26m x 3.88m

A dual aspect room, enjoying good levels of natural light through the high windows which benefit from secondary glazing.



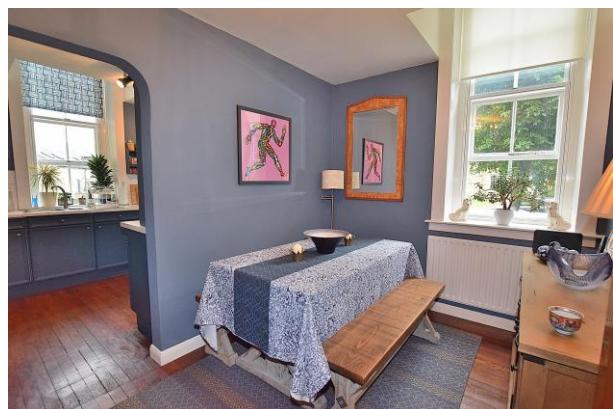
There is exposed wooden flooring, two radiators and a TV point. The central feature of the room is a fireplace which has an “Adams” style surround with a tiled hearth.



## **Dining Room:**

3.62m x 2.41m

An ideal space for formal dining, it has a radiator and a window with secondary glazing. An archway gives access to the kitchen.



## **Kitchen:**

3.61m x 2.71m

With a generous range of wall and base units, the kitchen has two windows giving a bright feel.



There is a double oven, an induction hob with extractor over, plumbing for a washing machine and space for an under counter fridge and freezer.



#### **First Floor Landing:**

The galleried landing provides enough space for a study area and has a window to the side of the property, a recessed storage unit, loft access and two useful storage cupboards with shelving.



#### **Bedroom 1:**

5.24m x 3.02m

A generous double bedroom having two windows, a range of built in wardrobes and a radiator.



#### **Bedroom 2:**

4.43m x 2.47m

Having two windows, shelving and a radiator.



#### **Bathroom:**

2.85m x 1.92m

The very well appointed bathroom features a panelled bath with a dual head shower over, a WC and a wash hand basin set into a vanity unit with storage and a heated towel rail.



#### **External**

The development features a number of paved seating areas and communal gardens which enjoy a South facing aspect.

The garage is located to the front of the building, and has a parking space in front. The garage has an up and over door and has electricity connected.

#### **Additional Information**

The postcode is DL10 4NS and we are advised that the Council Tax Band is C. The gas central heating boiler is located in the kitchen.

The property is Leasehold, held on a 999 year lease, dated 1986. We are advised that the Ground Rent is £20 per annum, and the service charge is approximately £135 per calendar month. There is an annual charge of approximately £79 which is payable to the Richmond Garden Village Management Co Limited which goes to the maintenance of the boundary wall and green areas.

All window blinds, light fittings and the stair carpet are included in the sale.

## 5 Howard House



GROUND FLOOR



FIRST 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.

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