



Flat 3, 8A Pottergate, Richmond

Offers in the Region of £205,000

Conveniently positioned a short walk into the Town Centre, having the benefit of off street parking and with far reaching views to the rear, this most impressive apartment is finished to a particularly high standard and features a generous and well planned layout that will appeal to a range of buyers.

The apartment is located on the second floor and features an open plan living area with a Juliette balcony, two double bedrooms, the master having an ensuite, and a bathroom. The parking is located to the rear of the property. An early inspection is strongly recommended!

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

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Entrance Lobby:

Accessed from the staircase that serves just two apartments, the lobby has a generous storage cupboard with electric sockets.

Hallway:

With a radiator and a useful storage cupboard.

Open Plan Living Area:

A fantastic light filled space with a sliding sash window to the front and a set of upvc double glazed doors opening to the Juliette balcony to the rear with distant views over Richmond.



The room features oak flooring and comprises two distinct areas with a large fully integrated dining kitchen and a relaxed seating area.



The **Kitchen** is fitted with a generous range of quality units with complimenting countertops. Integrated into the units are a Bosch gas hob, a Bosch oven, a Bosch microwave oven, a fridge, a freezer, a washing machine and a dishwasher. There is a contemporary styled radiator, kick board lighting, a double glazed window to the front with acoustic secondary glazing and space for a dining table.



The **Seating Area** features a modern styled electric fire, a TV point, contemporary styled radiators, loft access and the Juliette balcony.



Bedroom:

A double bedroom with a fitted wardrobe, a radiator and a sliding sash window to the front of the property.

The **Ensuite** is fitted with a built in shower, a WC and a wash hand basin.



Bedroom:

A double bedroom with a fitted wardrobe, a radiator, loft access and a sliding sash window to the rear with open views.



Bathroom:

Fitted with a modern white suite that comprises a bath with a shower over, a WC and a wash hand basin.



External

To the rear of the property there is an allocated parking space.



Additional Information

The postcode is DL10 4AB and the Council Tax Band is B.

The Baxi gas central heating boiler is located in the kitchen.

The property is leasehold, with the owner having a one third share of the Freehold.

The property is subject to a 999 year lease

There is no ground rent payable and a service charge of £50 a month.



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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. 2025