



## Flat 1, Richemont House, Richmond

Offers Over £250,000

Forming part of this exclusive and highly regarded development, conveniently located a short walk into the Town Centre, this generous lower ground floor apartment offers well presented living spaces that will appeal to a range of buyers. The layout comprises an open plan living area with quality kitchen and bi fold doors out to a seating terrace, two double bedrooms, the master being ensuite and a bathroom. The property has the benefit of an allocated parking space and is 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 stairwell, the hallway has a large storage cupboard and a radiator.

## **Open Plan Living Area:**

A large, bright room having a set of bi fold doors that open out to a paved seating terrace.



The living area has a radiator and a TV point.



The kitchen area is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops that also create a breakfast bar. Integrated into the units are an electric hob and oven with an extractor over, a fridge and a freezer.



## **Utility Room:**

With a washing machine, a tumble drier, storage cupboards and a radiator.



## **Bedroom 1:**

A double bedroom with a double glazed window, a TV point, a radiator and a walk in wardrobe.





The **Ensuite** is fitted with a large shower enclosure with a dual headed shower, a WC, a wash hand basin and a heated towel rail.



### **Bedroom 2:**

A double bedroom with a double glazed window and a radiator.



### **Bathroom:**

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

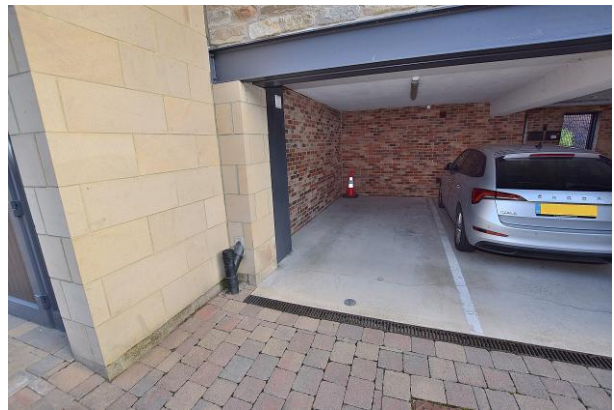


### **External**

The apartment has the benefit of a paved seating terrace that enjoys the morning sun.



There is an allocated parking space.



### **Additional Information:**

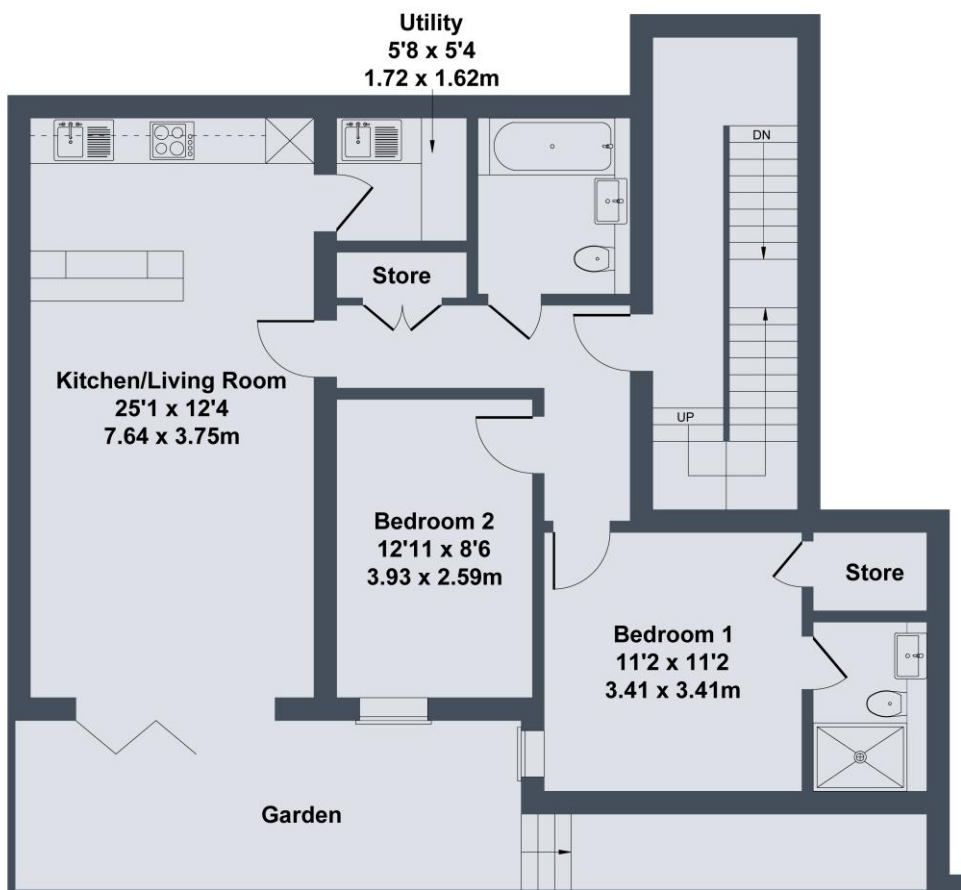
The postcode is DL10 4FE and the Council Tax Band is C.

The property has the benefit of gas central heating.

The property is Leasehold and is subject to a 124 year lease, commencing November 2018.

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

**Flat 1, 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.

Produced by Potterplans Ltd. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

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.