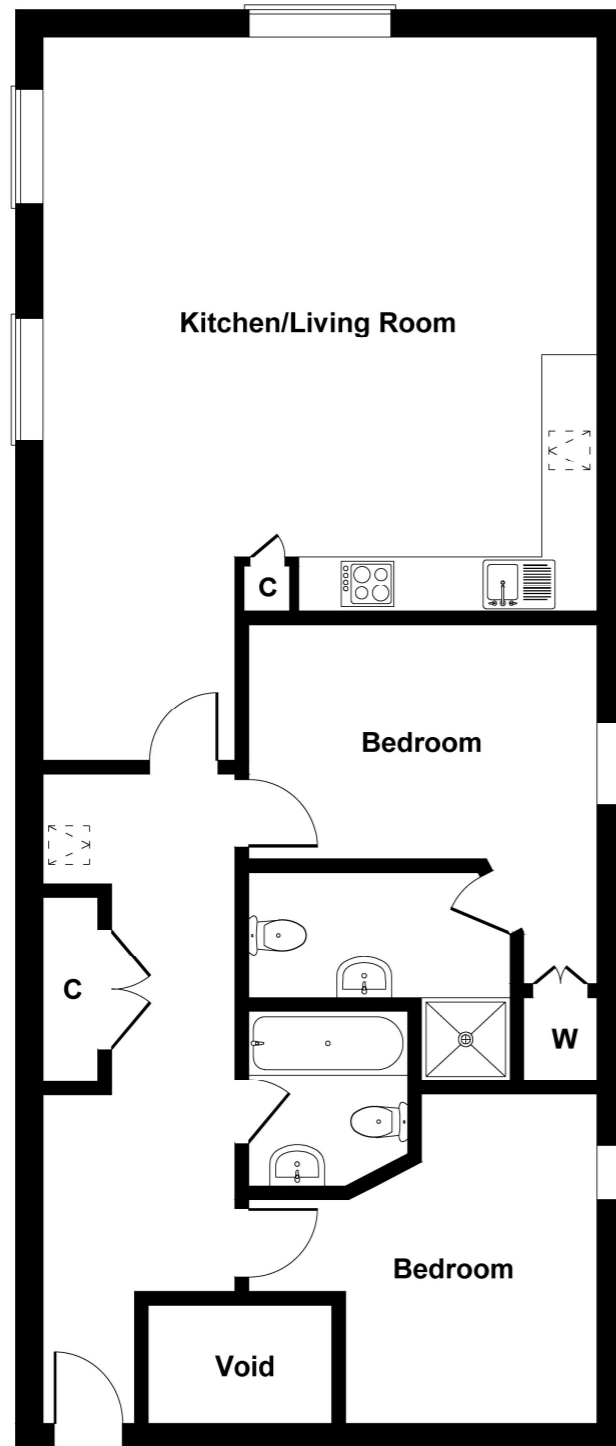


Apartment 22, The Convent, Richmond, DL10 4GD

**APARTMENT 22
THE CONVENT, RICHMOND**



Enjoying a fine setting with superb views over the riverbanks within this popular courtyard development, a substantial and manageable two-bedroom apartment with spacious open-plan living and kitchen areas, garage and parking space, accessible to Richmond market place and the Dales.

**HALL – LIVING/DINING ROOM/KITCHEN – 2 BEDROOMS – BATHROOM/WC – EN-SUITE
SHOWER ROOM/WC - GARAGE**

**GAS CENTRAL HEATING
LEASEHOLD**

**DOUBLE GLAZING
LIFT ACCESS**

OFFERS OVER £200,000

Apartment 22, The Convent, Reeth Road, Richmond, DL10 4GD

The accommodation is as follows.....

HALL:

With panelled entrance door, an open hallway having **cloaks area** and built-in cupboard.



LIVING/DINING ROOM/KITCHEN:

(20'11" min. x 17'6" av.) Enjoying good natural light with windows to the front and side, a spacious open living room with **dining area** and **galley kitchen**, having full range of fitted units in beech finish, worksurfaces, sink unit, tiled surrounds, built-in oven, hob and extractor, plumbing and power points.



BATHROOM/WC:

(5'8" x 6'4") Having panelled bath, wash-hand basin, WC, tiled surrounds and flooring.

BEDROOM 1:

(8'5" min. x 12'7") With window to the side, alcove cupboard and....



EN-SUITE SHOWER ROOM/WC:

Having wash-hand basin, WC, shower cubicle, tiled surrounds and flooring.

BEDROOM 2:

(9' min. x 14') A further good-size bedroom with window to the side.



Finer Information

- **Tenure:** Leasehold – 999 years (976 years remaining) – Ground Rent £10 per annum – Management Charge £1,917.68 per annum.
- **Services:** The property is connected to mains gas, electricity, water and drainage.
- **Broadband & Mobile:** Standard broadband currently supplied by Utility Warehouse with major suppliers offering mobile coverage. Please check the Ofcom website for specific details and suppliers available.
- **Council Tax Band:** C
- **EPC Rating:** B

GROUNDS:

Shared grounds and woodland stretching to the riverbanks.



GARAGE:

A single garage within courtyard block and parking space.

