



6 Cricketers Court Victoria Road, Richmond, DL10 4BD  
Offers over £159,950





## 6 Cricketers Court Victoria Road, Richmond, DL10 4BD

VERY CENTRAL 2 BEDROOM 2nd Floor Apartment with views overlooking the cricket ground. Offered to the market with NO ONWARD CHAIN this would make an ideal first time buy/investment purchase.

### COMMUNAL RECEPTION & LANDING

Access to the second floor apartment with Oak front door.

### ENTRANCE LOBBY

With coat hooks and Oak door leading into entrance hallway.

### ENATRNC E HALLWAY

Central heating radiator, Oak doors to; lounge, bedrooms, shower room and utility cupboard.

### UTILITY CUPBOARD

Wood plinth with below plumbing for washing machine. Power, light and extractor fan.

### LOUNGE / DINING ROOM 2.953 x 4.997 (9'8" x 16'4")

Composite Sash double glazed windows to front enjoying views of the cricket ground. Two central heating radiator and composite sash window to side. TV and telephone points and walk through to kitchen.

### KITCHEN 2.425 x 2.929 (7'11" x 9'7")

One and half sink unit fed by mixer tap, with base, drawer and wall units having contrasting wood effect worktops with up stands. AMG ceramic hob with below oven and grey glass splash back with a contemporary extractor over. Integrated dishwasher, fridge and freezer. Tiling to part walls and floor, down lighting and composite sash windows to side.

### BEDROOM 1. 3.539 x 2.980 (11'7" x 9'9")

Composite sash windows to front overlooking the cricket ground. Central heating radiator and Telephone point.

### BEDROOM 2.

Composite sash windows to front overlooking the cricket ground. Central heating radiator, TV point and built in wardrobes having sliding doors.

### SHOWER ROOM / W.C

Walk in shower with glass screen, shower mixer bar and head, shower boarding to splash areas, pedestal hand basin with mixer tap, low level w.c, tiled floor, heated chrome towel rail and composite window to side. Down lighting, extractor fan and Oak door to storage cupboard housing the COMBI boiler.


### NOTES

- (1) LEASEHOLD: 999 years (Ground Rent & Service Charges £475 twice yearly - Total: £950).
- (2) Council Tax Band: B
- (3) EPC: 71 - B



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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