



Apartment 2, 19 Hermitage Court, Richmond, North Yorkshire, DL10 4GE
Asking price £415,000



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ONE of Richmond's Finest Locations: HUGELY DESIRABLE SOUTH FACING Ground-Floor Apartment with fabulous VIEWS. Excellent 'B' Energy Rating. Exclusive Location with Private Gardens & Grounds, Orchards, Walks & even Private River Fly-fishing! Large 8.63m/ Main LIVING SPACE, KITCHEN, 3 double BEDROOMS, OFFICE/BED 4, BATH/SHOWER ROOM, En Suite SHOWER ROOM & DRESSING ROOMS.

UNDER-FLOOR HEATING (more usable wall space) & double-glazing. Sizeable GARAGE & PARKING. Over 2 ACRES of wonderful Gardens & Grounds - all maintained for you! LARGE 106sqm (1,141sqft) of Living space - Essential viewing.

The Rough Guide to Britain describes historic Richmond as "AN ABSOLUTE GEM": At over 950 years old & centred on its imposing Norman Castle whose walls & keep are now the cobbled Market Place. Situated on the edge of the beautiful Yorkshire Dales National Park with the River Swale running close by, the town is surrounded by the most stunning scenery anywhere to be seen, & remains one of the most picturesque & rewarding places to live in the Country. Excellent access A1(M) & A66 at Scotch Corner & mainline to LONDON Kings Cross (2 hours 20 minutes) from Darlington.

COMMUNAL ENTRANCE LOBBY

PRIVATE LOBBY

Cupboard with under-floor heating manifold.

HALL

Built-in 1.58m x 0.70m/5'2" x 2'3" STORE CUPBOARD, housing Worcester gas boiler & with plumbing for washing machine & space for dryer. Security entrance telephone.

MAIN RECEPTION ROOM (8.63m x 4.84m into bays) 7.64m x 3.87m min ((28'3" x 15'10" into bays) 25'0" x 12'8" min)

A lovely SOUTH FACING room overlooking the orchard gardens with deep double-glazed bay window & door opening onto the terrace with fabulous views. Double-glazed window to rear & further deep double-glazed bay window to side.

KITCHEN 3.88m x 2.34m (12'8" x 7'8")

(POTENTIAL TO EXTEND TO 5.17m x 3.88m/17'0" x 12'9")

Fitted with a range of wall & floor units with worktops, breakfast bar & 1 & ½ bowl sink. Integrated oven & hob with extractor over, built-in fridge, freezer, wine chiller & dishwasher (Plumbing for washing machine). Double-glazed window to rear with orchard views.

BEDROOM 1. 4.68m into bay (3.72m min) x 3.07m (15'4" into bay (12'2" min) x 10'0")

Fitted wardrobes & double-glazed bay window with French door to rear with fine views.

Walk-in WARDROBES 1.53m x 1.19m (5'0" x 3'10")

Light point.

En Suite SHOWER ROOM 2.36m x 1.53m (7'8" x 5'0")

Full-width shower cubicle with twin shower heads, washbasin & WC. Double-glazed bay window to rear.

BEDROOM 2. 3.66m x 3.31m min (12'0" x 10'10" min)

2 double-glazed windows to front.

BEDROOM 3. 3.00m x 2.49m (9'10" x 8'2")

Double-glazed window to front.

BEDROOM 4/OFFICE 2.49m x 2.38m (8'2" x 7'9")

Double-glazed window to front.

BATH/SHOWER ROOM 2.49m x 1.68m (8'2" x 5'6")

Panelled bath with Mira shower over, washbasin & WC.

Double-glazed window to front.

OUTSIDE

PARKING Separate allocated parking space.

GARAGE 5.44m x 2.85m (17'10" x 9'4")

A sizeable garage with electric door, light & power & ladder to loft storage area.

GARDENS & GROUNDS

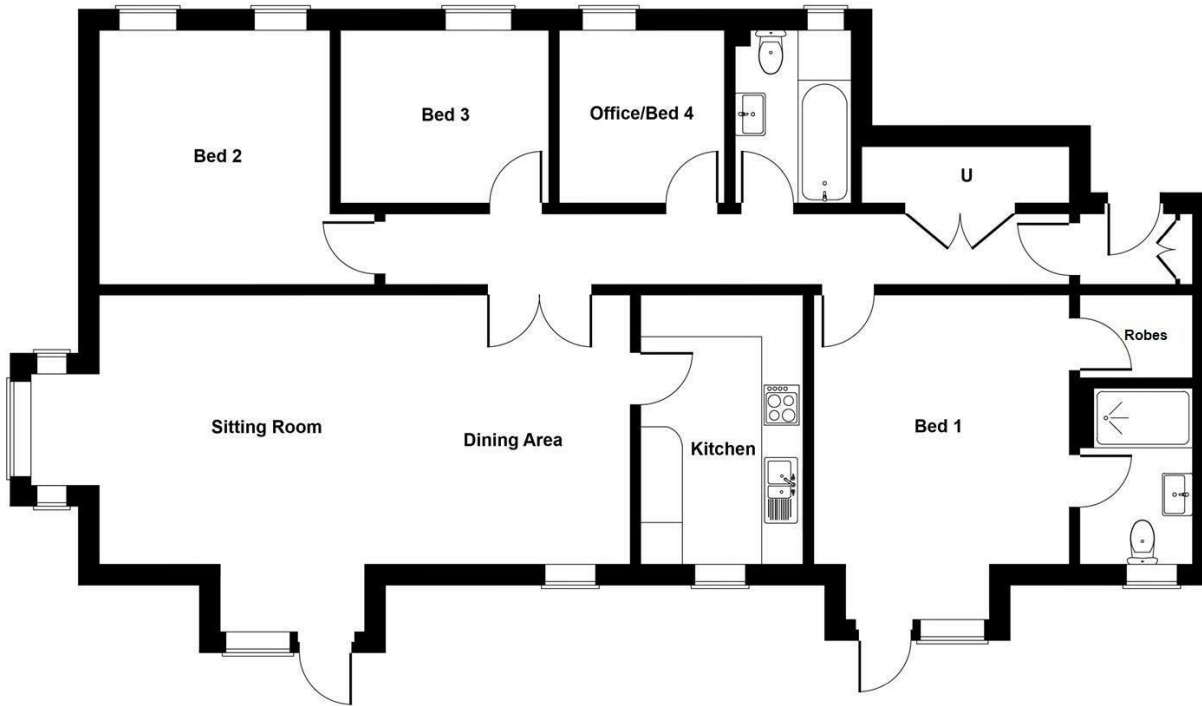
Fabulous views from the patio over the countryside & towards the famous Culloden Tower. Exclusive residents access to (& fishing on) the River Swale & extensive woodland, 2 orchards, grounds & walks. Front patio areas maintained by No.19.

NOTES

- (1) LEASEHOLD: 999-year lease from 26.04.2003 (978 years remaining); Ground Rent £10.00
- (2) SERVICE CHARGE: Monthly management charge: £107 (2023-24)
- (3) EPC: 82 - B
- (4) Council Tax Band: D
- (5) Mains Water, Gas, Electricity & Drainage



ASKING PRICE £415,000



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. 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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