



9 The Convent Reeth Road, Richmond, DL10 4GD  
Offers over £277,000





## 9 The Convent Reeth Road, Richmond, DL10 4GD

VERY DESIRABLE First floor 3 BED apartment (Service Lift) in one of the town's most prestigious locations - Wonderful private managed Gardens, Grounds & Orchards with Woodland Walks & Fishing Rights on the River Swale. Offered to the market with NO ONWARD CHAIN - Viewing comes highly recommended.

### COMMUNAL ENTRANCE

Post box system, lift and door to No 9.

### ENTRANCE RECEPTION

Front door leading into a very spacious entrance reception, wall mounted intercom system with video screen and doors to; lounge/dining room, 3 bedrooms and family bathroom/w.c. Door to a cloak cupboard having light and ideal for storage.

### LOUNGE / DINING ROOM 7.749 x 4.544 (25'5" x 14'10")

A great sized room with slim lined double glazed sash windows to front, being South facing the room brings in a lot of natural light. 3 Central heating radiators, TV and telephone points and wooden French doors to kitchen.

### KITCHEN 3.800 x 1.969 (12'5" x 6'5")

Porcelain single drainer fed by swan neck mixer tap, attractive range of base, drawer and wall units with under unit lighting, contrasting tiling to splash areas, built in hob with below oven and above extractor hood. Wood effect wood top surfaces, integrated fridge freezer, washing machine and dishwasher. Slim line double glazed windows to the rear.

### BEDROOM 1 3.943 x 3.864 (12'11" x 12'8")

Double glazed sash windows to rear, central heating radiator and TV point.

### ENSUITE

Corner shower cubicle with shower boarding to splash

areas, multi functional mixers to the walls and shower head. Low level w.c, pedestal hand basin with mixer tap, feature tiling to part walls with tiled flooring, heated chrome towel rail, extractor fan, wall mounted mirror and double glazed window to rear.

### BEDROOM 2 3.641 x 3.366 (11'11" x 11'0")

Double glazed sash windows to front overlooking the courtyard. Having central heating radiator and TV point.

### BEDROOM 3 3.633 x 1.971 (11'11" x 6'5")

Double glazed slim line window to rear, central heating radiator.

### FAMILY BATHROOM/W.C

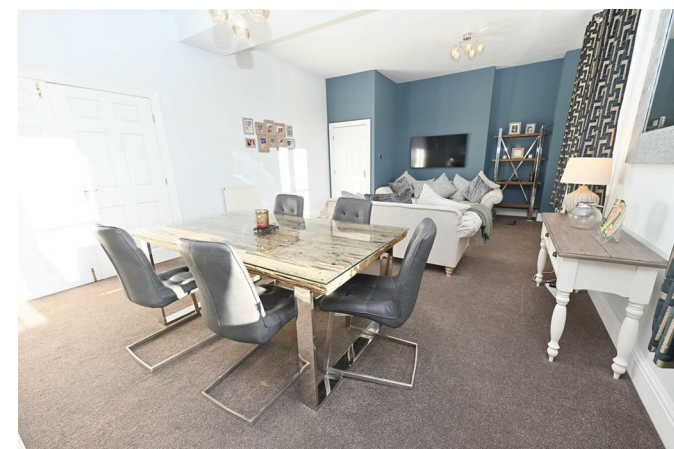
Oval panelled bath with side mixer taps, pedestal handing basin with mixer taps, low level w.c, tiling to splash areas, central heating radiator, extractor fan, down lighting and Sash windows to rear.

### COMMUNAL ORCHARD AND WOODLAND

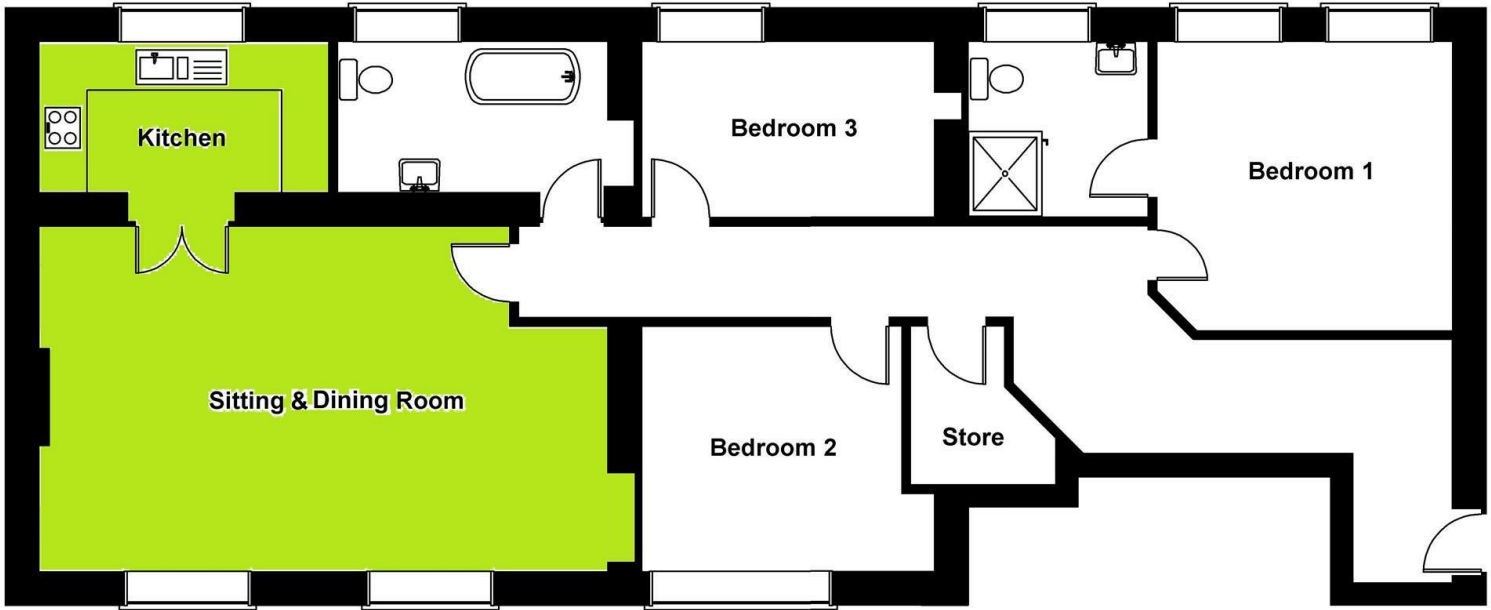
Exclusive residents access to (& fishing on) the River Swale & extensive woodland, 2 orchards, grounds & walks.

### NOTE

- (1) 999 year lease which from 2001
- (2) The Annual Service Charge is £1719.18 (31st March to 30th March) & the ground rent is £10 per year.
- (3) Council Tax Band: D




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**9 The Convent**

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. 2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>79</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>74</b>	<b>78</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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 