



Flat 1 Cricketers Court, Victoria Road, Richmond, DL10 4BD
Offers over £170,000



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Nestled in the heart of Richmond, this charming ground floor apartment at Cricketers Court on Victoria Road offers a delightful blend of comfort and convenience.

With two double bedrooms and a well-appointed bathroom. One of its standout features is the enclosed paved rear courtyard, providing a private outdoor space where you can relax. This unique aspect adds a touch of tranquillity to urban living, making it an ideal spot for those who appreciate the outdoors.

Being centrally located, residents will benefit from easy access to a variety of local amenities all within a short stroll. Richmond is renowned for its picturesque surroundings and rich history, offering a perfect balance of leisure and lifestyle.

This property presents an excellent opportunity for anyone looking to embrace the charm of Richmond while enjoying the comforts of modern apartment living. Don't miss the chance to make this delightful apartment your new home.

COMMUNAL RECEPTION AREA

LOBBY

With a door leading into the hallway.

HALLWAY 4.80 x 1.12 (15'8" x 3'8")

With a large storage cupboard that has a light within. Doors lead into the lounge, bedrooms and bathroom.

LAUNDRY CUPBOARD

With plumbing for a washing machine, tumble dryer space and storage space.

LIVING ROOM / DINING AREA 5.05 x 2.98 (16'6" x 9'9")

Situated at the front of the property with a timber double glazed sliding sash window to the front and to the side, central heating radiator and tv aerial point

KITCHEN 2.98 x 2.40 (9'9" x 7'10")

With a range of wall, base and drawer units with wooden effect worktops and up stands, one and a half bowl stainless steel sink unit with mixer tap over, AEG electric oven and hob, stainless steel extractor hood, integrated fridge and freezer, integrated dishwasher, two timber double glazed sliding sash windows to the side and tiled flooring.

BEDROOM 1 3.83 x 2.98 (12'6" x 9'9")

A double bedroom at the rear with timber double glazed

French doors leading out to the rear courtyard. Timber double glazed window to the side and two central heating radiators.

REAR COURTYARD

An enclosed paved courtyard with outside light.

BEDROOM 2 3.87 x 2.20 (12'8" x 7'2")

A double bedroom with a UPVC double glazed sliding sash window to the front and a central heating radiator.

BATHROOM 2.60 x 2.20 (8'6" x 7'2")

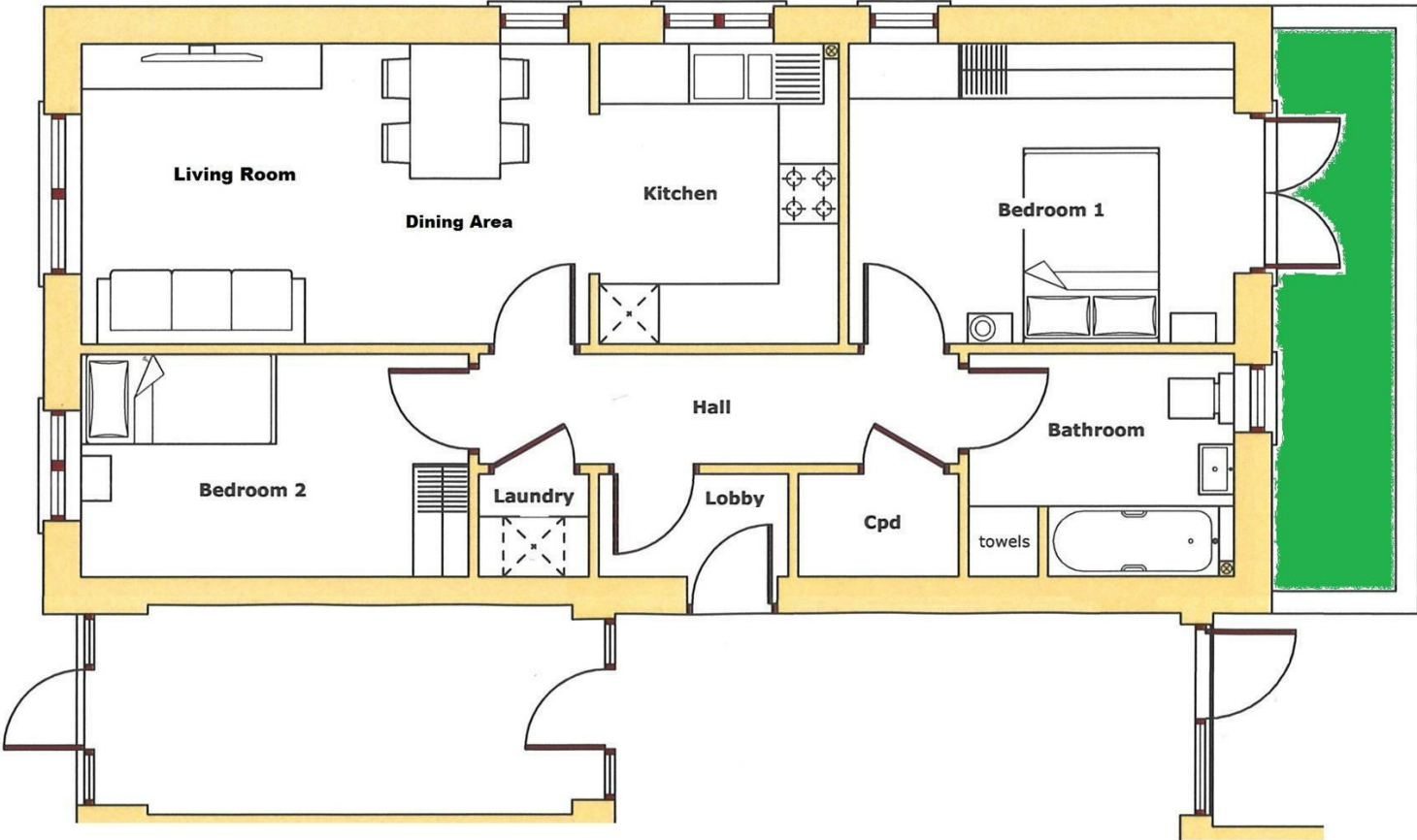
Having a white suite comprising of bath with shower over and a glass shower screen. W.c and wash hand basin, part tiled walls, spot lights, extractor fan, cupboard housing an Ideal combi central heating boiler. Double glazed sliding sash window with obscured glass.

NOTES

- * LEASEHOLD
- * COUNCIL TAX BAND B
- * SERVICE CHARGE £800 APRIL 2025



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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