



29 Frenchgate, Richmond, DL10 4HZ  
Asking price £185,000

# 29 Frenchgate, Richmond, DL10 4HZ

STUNNING Duplex Apartment with 2 double En Suite Bedrooms, Sitting Room with Views, large Dining Room, equipped Kitchen/Breakfast Room & Utility/WC. Ideal AirBnB, Lock-&-Leave or Investment Property. NB 1: Gross Yearly Income TBC, NB 2: For Sale with ALL FIXTURES & FITTINGS.

Richmond is an historic market town centred on its imposing Norman Castle, whose walls & keep are now the cobbled Market Place. The town is one of the most picturesque & rewarding places to live & work in the Country. The Rough Guide to Britain describes Richmond as "an absolute gem".

NB 1: Gross Yearly Income TBC

NB 2: For Sale with ALL FIXTURES & FITTINGS.

## ENTRANCE VESTIBULE

Stairs with glass balustrade to:

## DINING ROOM 4.61m x (3.63m max) 2.66m (15'1" x (11'10" max) 8'8")

Feature recessed ceiling moulding with downlighting. Bow window to side.

## INNER HALL

Staircase to upper floor.

## UTILITY 1.61m x 1.18m (5'3" x 3'10")

Washbasin & WC, plumbing for washing machine & window to rear. Limestone flooring.

## KITCHEN/BREAKFAST ROOM (Views) 4.83m min x (2.75m max) 2.24m (15'10" min x (9'0" max) 7'4")

Wall & floor units with cupboards & worktops with 1 & 1/2 bowl sink; integrated gas oven & hob with Franke stainless steel extractor, integrated microwave, fridge, freezer & Bosch dishwasher. Breakfast 'table'. Baxi gas 'combi' boiler. Oak flooring, recessed ceiling moulding with downlighting & recessed double-glazed window to front.

## SITTING ROOM (Views) 5.12m into bay-seat x 2.98m (16'9" into bay-seat x 9'9")

A superb room with wide double-glazed bay window-seat to front. Focal contemporary fire feature, built-in cupboard & recessed ceiling moulding with downlighting.

## UPPER FLOOR

## Double BEDROOM 1 (Views) 3.39m x 3.23m min (11'1" x 10'7" min)

Recessed ceiling moulding with downlighting, recessed double-glazed window to front & door to:

## EN SUITE BATH/SHOWER ROOM 2.36m x 1.91m (7'8" x 6'3")

Panelled bath with shower over, twin Granite inset washbasins & 'floating' WC. Cupboard unit & recessed double-glazed window to front.

## EN SUITE DRESSING ROOM 3.04m max (1.94m) x 2.35m (9'11" max (6'4") x 7'8")

Downlighting & double-glazed Velux window.

## Double BEDROOM 2. 3.60m x 3.21m (11'9" x 10'6")

Recessed ceiling moulding with downlighting, recessed windows to side & door to:

## EN SUITE SHOWER ROOM 2.70m x 1.26m (8'10" x 4'1")

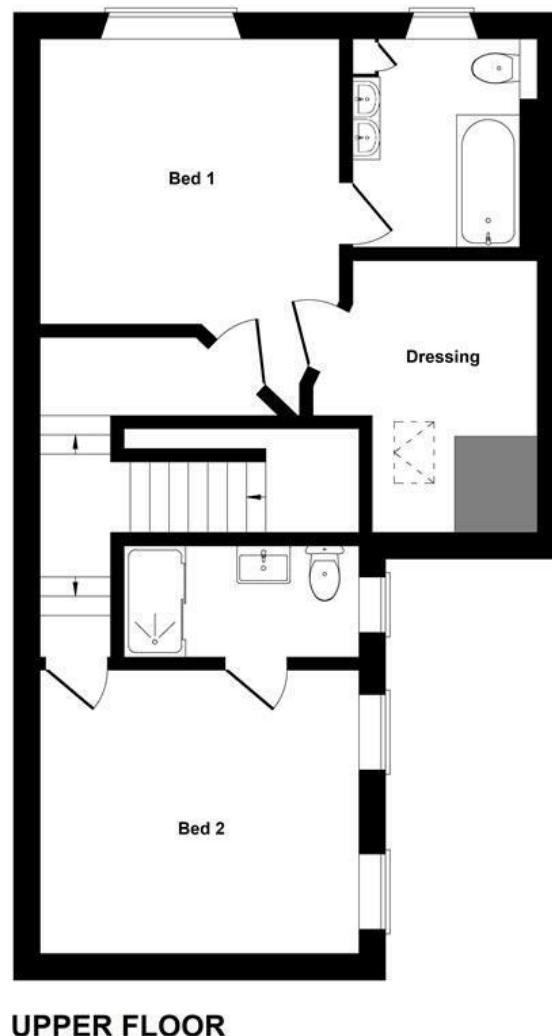
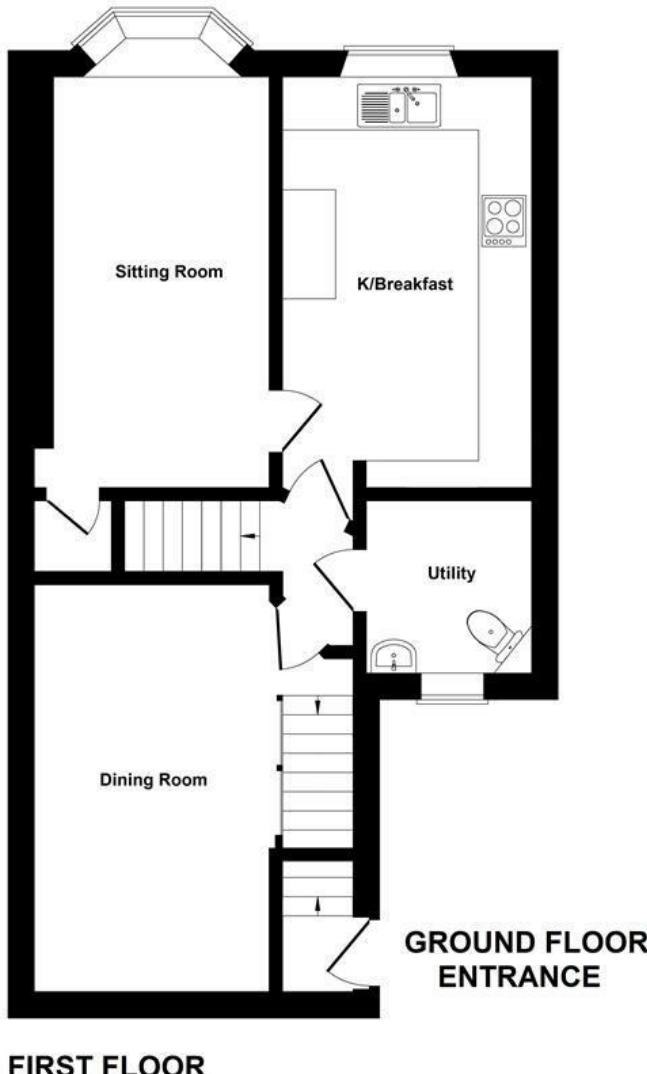
Full-width shower area, 'floating' washbasin & WC. Recessed double-glazed window to side.

## NOTES

- (1) LEASEHOLD – NEW 999 year Lease to be set up
- (2) EPC: TBC
- (3) Council Tax: B
- (4) Mains Gas, Electricity, Water & Drainage
- (5) Gross Yearly income TBC



**ASKING PRICE £185,000**

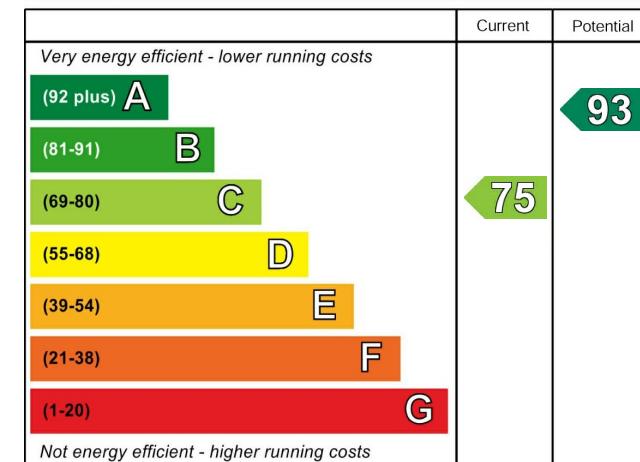


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

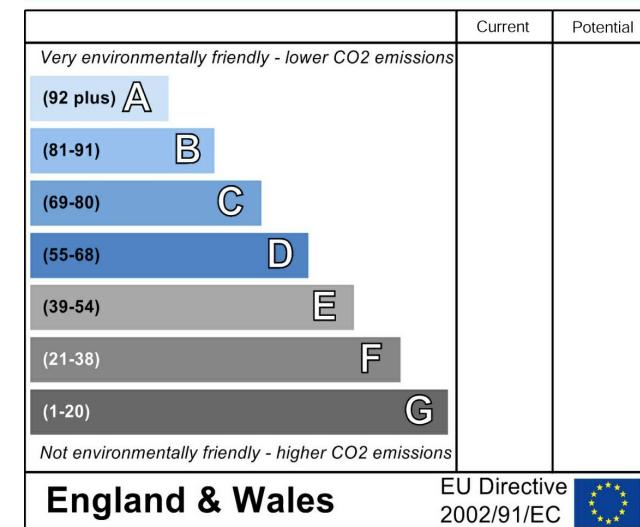
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**Energy Efficiency Rating**



**England & Wales**

Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales**

