



**18 HORSESHOE CLOSE**  
**CATTERICK GARRISON, DL9 4GB**

**£105,000**  
**LEASEHOLD**

A Spacious Modern Top Floor Apartment within a popular location in Catterick Garrison. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Parking Space, Electric Heating, UPVC Double Glazing, Telephone Entry System. Council Tax Band B. EER C74. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# 18 HORSESHOE CLOSE

- SPACIOUS TOP FLOOR APARTMENT • 2 DOUBLE BEDROOMS • EN-SUITE • PARKING BAY • ELECTRIC HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Spacious Modern Top Floor Apartment within a popular location in Catterick Garrison. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Parking Space, Electric Heating, UPVC Double Glazing, Telephone Entry System. Council Tax Band B. EER C74. NO ONWARD CHAIN.

## COMMUNAL ENTRANCE HALL AND STAIRS

### HALLWAY

Telephone entry control, night storage heater, loft hatch, airing cupboard containing hot water cylinder. Doors to Lounge/Dining Room, Bedrooms and Bathroom/WC. Entrance door to Communal Landing.

### LOUNGE/DINING ROOM

Two night storage electric heaters, television point, telephone point. UPVC double glazed windows to front. Archway to Kitchen. Door to Entrance Hall.

### KITCHEN

Half tiled walls, stainless steel one and half bowl sink unit with mixer tap, light brown wood effect units, black/grey marble effect work surfaces, fridge/freezer space, ceiling halogen spotlights, built-in electric oven with 4 ring hob and extractor hood over, built-in washing machine. UPVC double glazed window to rear. Archway to Lounge.

### BEDROOM 1

Electric heater. Two UPVC double glazed windows to rear. Doors to En-Suite Shower Room/WC and Entrance Hall.

### EN-SUITE SHOWER ROOM/WC

Tiled surrounds, pedestal wash hand basin, shower cubicle with glass door, wc, electric heater, extractor fan, electric shaver point. UPVC double glazed window to rear. Door to Bedroom 1.

### BEDROOM 2

Electric heater. UPVC double glazed windows to front. Door to Entrance Hall.

### BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath, wc, electric heater, extractor fan, electric shaver point. Door to Entrance Hall.

### OUTSIDE

Allocated Parking Space for one car to the rear, nearby communal bin store.

### SERVICES

Mains electricity, water and drainage.

### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. 999 years from 1/1/2004. Current service charge £1,956.23 p.a. Current ground Rent £150 p.a. The title register is NYK 328695. The freeholder is Freehold Properties 32 Ltd.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 17639237

Particulars Prepared – October 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

#### AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

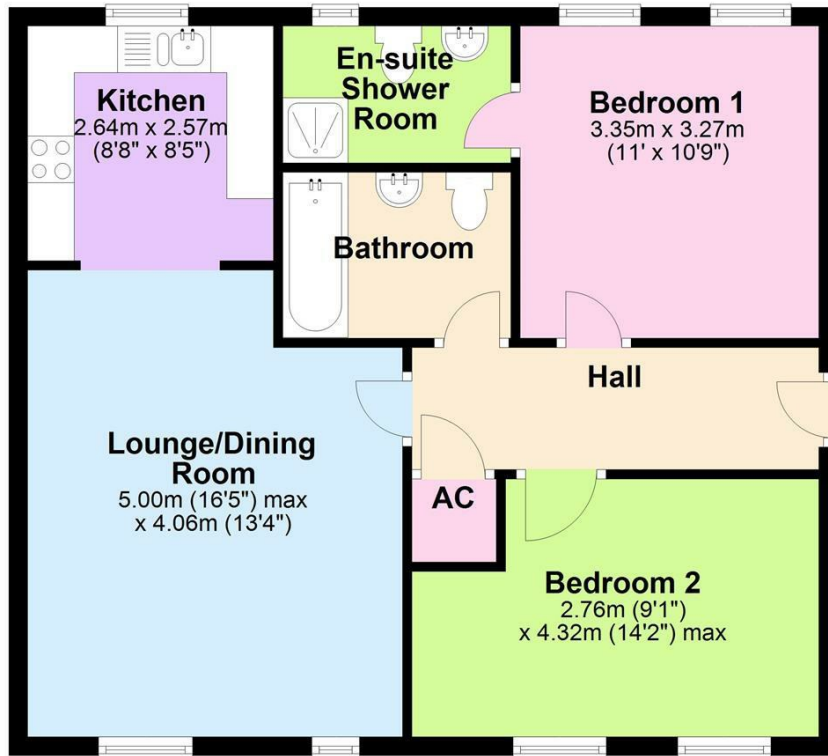
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 18 HORSESHOE CLOSE



## Second Floor

Approx. 64.6 sq. metres (695.0 sq. feet)



Total area: approx. 64.6 sq. metres (695.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	75
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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