



Flat 4, Culloden View Waterloo Street, Richmond, Yorkshire, DL10 4XH  
Asking price £79,950



## Flat 4, Culloden View Waterloo Street, Richmond, Yorkshire, DL10 4XH

Tucked away within walking distance to the town centre, we are delighted to be able to offer for sale this one bedroom first floor apartment. Offering good sized living room, kitchen, bedroom and bathroom/w.c and with the added benefit of communal parking. The property is offered for sale with no onward chain and an internal viewing is highly recommended.

### COMMUNAL ENTRANCE LOBBY

Front door leading into communal entrance, this apartment is situated to the first floor. There is a landing area with a small store cupboard, UPVC double glazed window and door leading into the apartment.

### LOUNGE 3.93 x 2.98 (12'10" x 9'9")

With central heating radiator and two UPVC double glazed windows and wall mounted entry intercom system.

### KITCHEN 2.10 x 1.95 (6'10" x 6'4")

With a range of wall and base units with laminate topped work surfaces, stainless steel sink unit, tiled splash back, electric cooker point, space for free standing fridge freezer, cupboard housing the Baxi boiler and UPVC double glazed window.

### INNER HALL

With doors leading into the bedroom and bathroom.

### BEDROOM 3.92 x 3.14 (12'10" x 10'3")

At the rear of the property with central heating radiator and UPVC double glazed window.

### BATHROOM 3.18 x 1.8 (10'5" x 5'10")

Having a white suite comprising of panelled bath with shower mixer tap, wash hand basin, w.c, central heating radiator, UPVC double glazed window and large storage cupboard.

### EXTERNALLY

There is communal parking to the front of the apartments which is on a first come first serve basis.

### NOTES

The property is leasehold  
999 year lease from 1/1/1989

The Freehold is owned by the Culloden owners  
which is made up of the five leaseholders.

The flat owners contribute £50 per month into a fund which pays for the building's insurance and general communal maintenance. Larger costly maintenance is agreed at AGM owners meeting every year.

Parking is communal, 3 shared spaces.



**ASKING PRICE £79,950**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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