





KENT COURT is a deceptively spacious first floor flat. Comprising of entrance hallway with built in cupboards providing plenty of storage, a large living room, kitchen with space for a table and chairs, bathroom, separate wc and two double bedrooms, both with built in double wardrobes. The property benefits from double glazing, gas central heating and parking. Well located for local schools, shops and transport links. Available immediately.

#### LOCATION

Anzio Road is conveniently located within a couple of minutes drive from the centre of Catterick Garrison with supermarkets and the leisure centre. Princes gate shopping centre is situated in the garrison and is home to various shops, bars/restaurants and cinema. There is also a Tesco superstore, Aldi, Lidl and other food shops nearby. Catterick Leisure Centre has a gym and swimming pools. The historic market town of Richmond is just a short drive away (approx. 4 miles) and has many shops, bars and restaurants and small cinema based in the picturesque Richmond Station.

THINGS YOU NEED TO KNOW Postcode: DL9 3EY.

Style of property: First floor flat..

Council tax band: A. North Yorkshire Council.

EPC Rating: C.

Parking: There is parking for one car.

Appliances: Integrated oven, hob and extractor.

Pets: Unfortunately pets will not be considered at this property due to the headlease.

Term: The landlord is looking for a long term let.

Available from: February 2026.

What3words: ///lazy.elbow.airbase



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

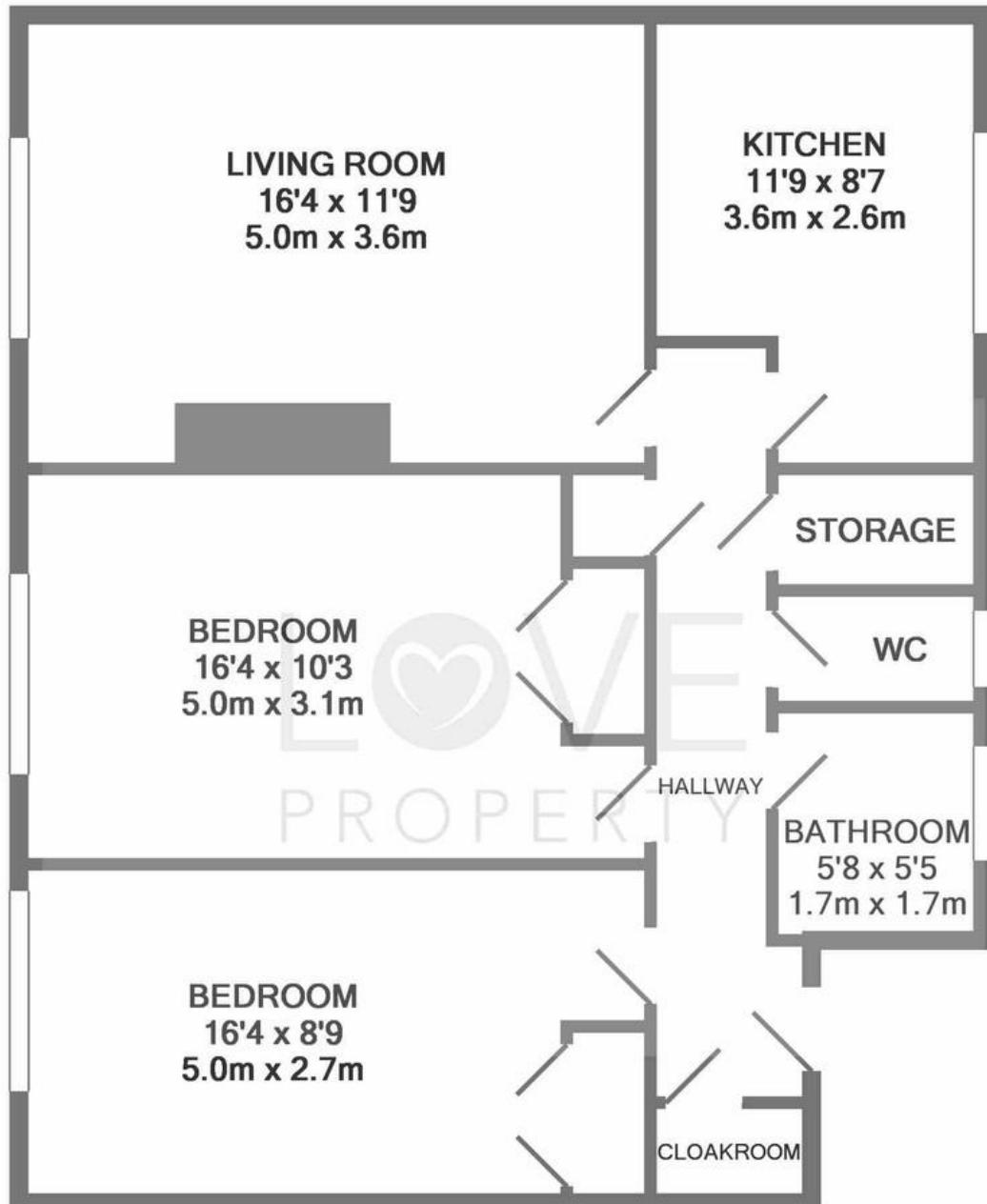
**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £18,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£138.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £692.00 This will be refunded at the end of the tenancy subject to terms and conditions.

**DISCLAIMER** These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.





01748 834 373 [Facebook](https://www.facebook.com/lovepropertyuk)  
lets@lovepropertyuk.co.uk [Email](mailto:lets@lovepropertyuk.co.uk)

find us on Facebook [Facebook](https://www.facebook.com/lovepropertyuk)  
@loveproperty [Twitter](https://www.twitter.com/loveproperty)

Catterick Garrison

18 Richmond Road, Catterick  
Love Property UK Ltd

Company Registration No. 6779915  
[www.lovepropertyuk.co.uk](http://www.lovepropertyuk.co.uk)