



Flat 8 Prior House, Quakers Lane, Richmond, DL10 4AX
£174,950



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A VERY APPEALING, LIGHT SOUTH FACING 1st Floor Apartment in this exclusive Grade II listed former mansion - great views & wonderful surrounding private gardens & grounds. IDEAL LOCK & LEAVE or CENTRAL TOWN HOME. Georgian proportions & features include high ceilings, thick walls & recessed shutter-sash windows. Welcoming Hall, Sitting Room & Kitchen/Breakfast Room, Double Bedroom & Bath/Shower Room. Gas Central Heating & Secure Entry System. Quietly located yet very central with ample private parking & lovely views front & rear - HIGHLY RECOMMENDED.

COMMUNAL RECEPTION AREAS

Vestibule with entry-phone system, oak panelled communal ground floor reception hall with shuttered French doors opening on to the terrace and gardens, staircase to the first floor.

FIRST FLOOR LANDING

Imposing Georgian arched window to rear.

HALL

With a central heating radiator and a large cloaks cupboard. High cornice ceiling with picture rail. Doors lead into the sitting room, kitchen, bedroom and the bathroom.

SITTING ROOM 4.37 x 3.25 (14'4" x 10'7")

With a sliding sash window with wooden window shutters, coving, picture rail and two central heating radiators. Walk through to the kitchen.

KITCHEN 3.86 x 2.69 (12'7" x 8'9")

With a range of wall, base and drawer units with worktops, Deep inglenook recess, electric cooker point, tiled splash back one and a half bowl sink unit with mixer tap over, integrated fridge and freezer. Central heating radiator, sliding sash window with wooden window shutters. Worcester combi boiler, High cornice ceiling with picture rail.

BEDROOM 1 4.35 x 3.01 (14'3" x 9'10")

A double bedroom with a built in wardrobe, sliding sash window with wooden window shutters and a central heating radiator. High cornice ceiling with picture rail.

BATHROOM 3.06 x 1.90 (10'0" x 6'2")

Panelled bath with shower tap over, w.c, wash hand basin, central heating radiator, electric shaver point, large airing cupboard with plumbing for a washing machine.

EXTERNALLY

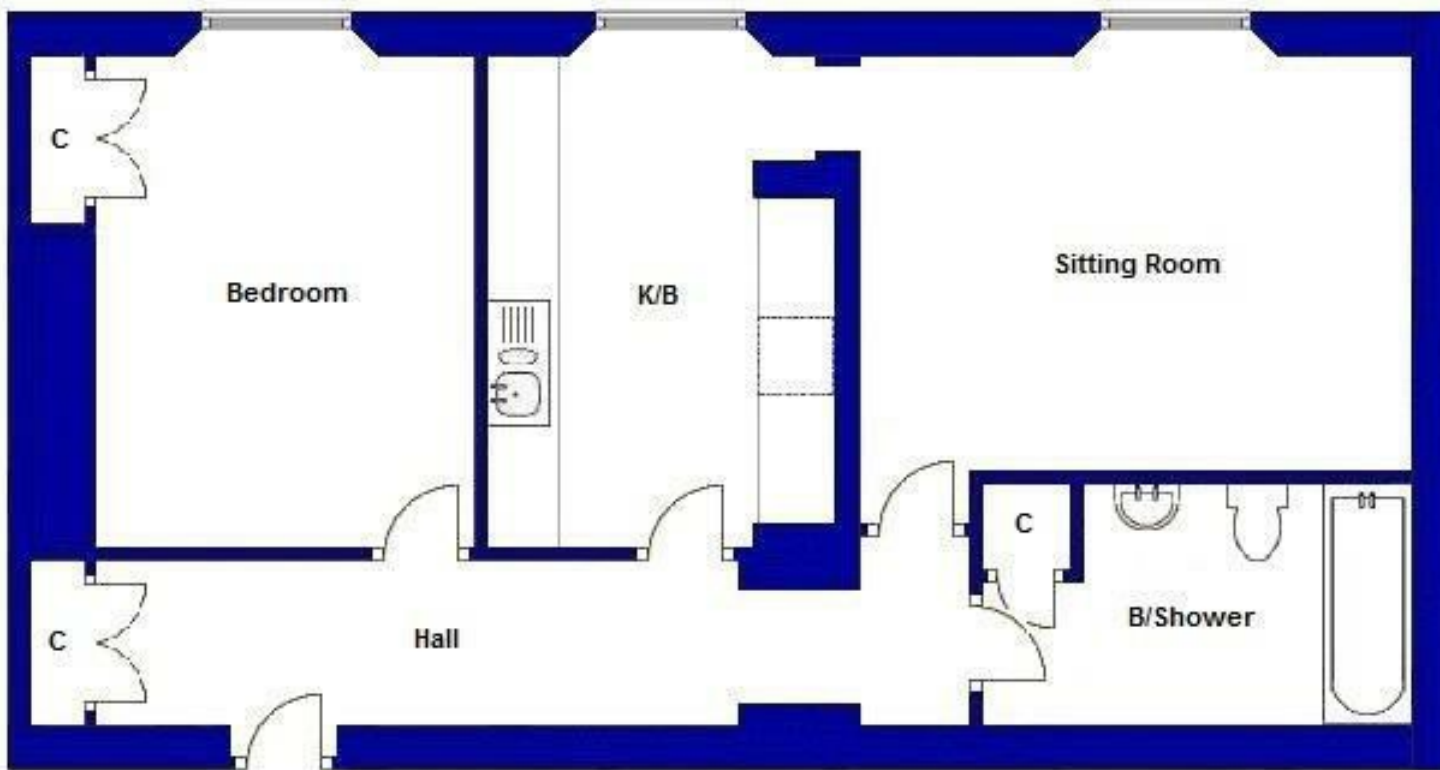
Having a high front boundary wall with pillared entrance and a tarmac approach drive to residents'/guest gravel parking area and rear residents' parking area. Sweeping lawns and beautiful private mature communal grounds and woodland.

NOTES

- * LEASEHOLD, 999 year lease from 2000. Each leaseholder owns one of the 11 shares in Prior House Management Company Limited, which owns the freehold of the property.
- * COUNCIL TAX BAND C
- * SERVICE CHARGE tbc



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Not to scale - For identification only

Energy Efficiency Rating

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



Environmental Impact (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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