



Flat No.3 Cricketers Court,, Richmond, DL10 4BD
Offers over £150,000



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An immaculately presented one-bedroom apartment that is sure to impress. This charming residence boasts a fabulous location, offering easy access to the vibrant local amenities.

Upon entering the apartment, you will be greeted by a well-designed living space that exudes both comfort and style. The bedroom is spacious and thoughtfully laid out, providing a serene retreat for relaxation. The bathroom is modern and well-appointed, ensuring convenience for daily living.

One of the standout features of this property is the enclosed private rear courtyard, a delightful outdoor space perfect for enjoying a morning coffee or unwinding after a long day. This unique addition enhances the overall appeal of the apartment, making it an ideal choice for those who appreciate a touch of nature in an urban setting.

This property truly must be viewed to appreciate its charm and potential. Whether you are a first-time buyer or looking to downsize, this apartment offers a wonderful opportunity to enjoy the best of Richmond living. Don't miss your chance to make this lovely apartment your new home.

COMMUNAL RECEPTION AREA

With intercom doorbell system.

LOBBY

With door leading into the hallway.

HALLWAY 3.10 1.44 (10'2" 4'8")

With oak flooring and a central heating radiator. Doors lead into the lounge, bedroom, bathroom and laundry room.

LAUNDRY ROOM 1.46 x 1.12 (4'9" x 3'8")

With plumbing for a washing machine, tumble dryer safe and workbench.

LOUNGE / DINING ROOM 4.92 x 2.83 (16'1" x 9'3")

Situated at the front of the property with two sliding sash windows to the front and one to the side all fitted with plantation shutters. Oak flooring, central heating radiator, tv aerial point.

KITCHEN 2.81 x 2.55 (9'2" x 8'4")

Situated at the rear with French doors leading out to an enclosed courtyard. Fitted with a range of wall base and drawer units, wooden effect worktops, one a half bowl stainless steel sink unit with mixer tap over, integrated dishwasher, integrated fridge and freezer, electric oven and hob, stainless steel extractor hood over, tiled floor, spot lights and a UPVC double glazed window to the side with plantation shutters.

BEDROOM 3.42 x 2.90 (11'2" x 9'6")

A double bedroom situated at the front of the property with two double glazed sliding sash windows with plantation shutters. Fitted robes, central heating radiator and tv aerial point.

BATH / SHOWER ROOM 2.42 x 2.13 (7'11" x 6'11")

Bath with shower over and glass shower screen, part tiled walls, wash hand basin set in a vanity unit, w.c, tiled flooring, towel radiator, spot lights, double glazed window, storage cupboard housing the central heating boiler.

EXTERNALLY

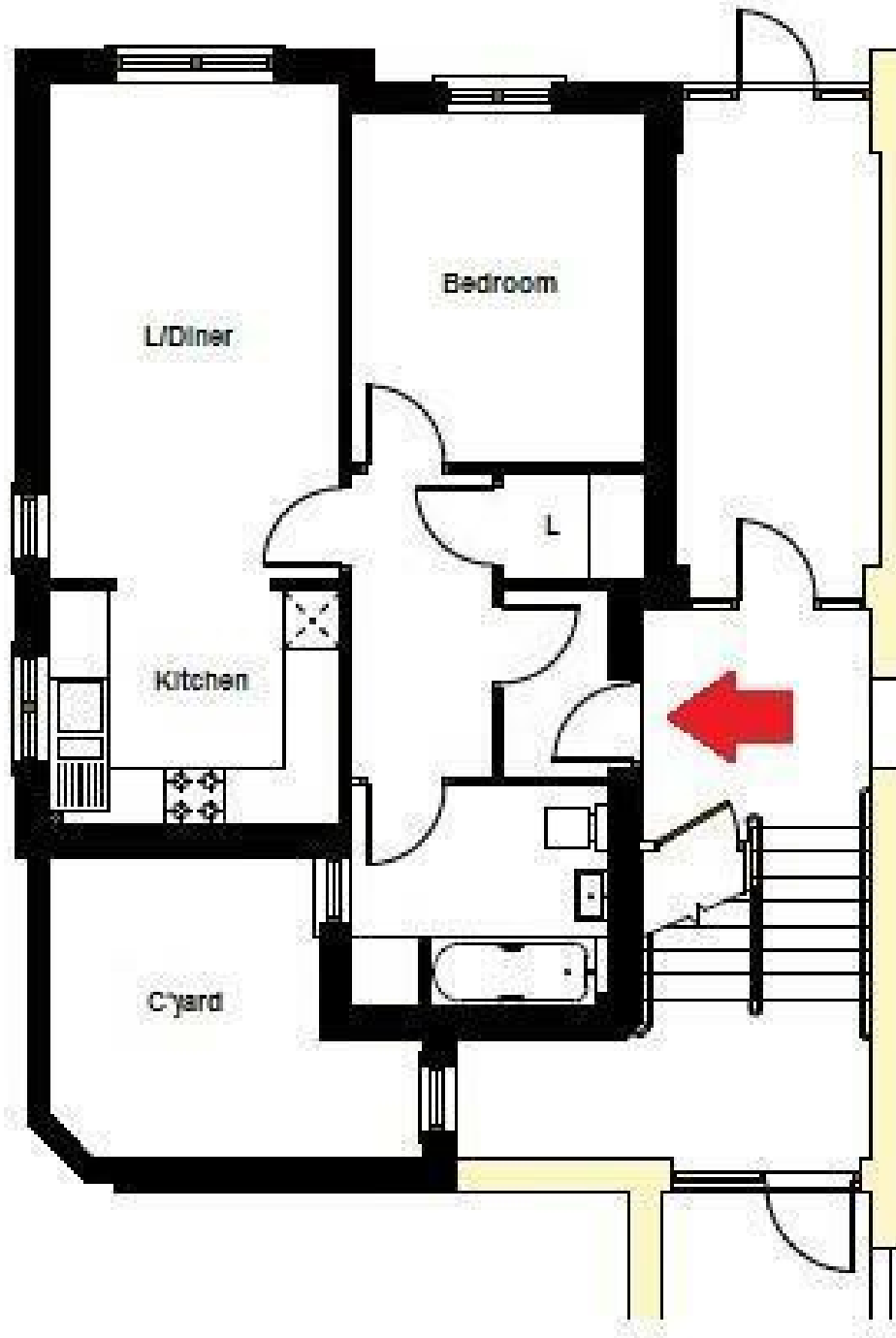
To the rear of the property there is an enclosed paved courtyard perfect for al fresco dining.

NOTES

- * LEASEHOLD 999 years lease from 2018
- * COUNCIL TAX BAND A
- * SERVICE CHARGE £1000 PA (as of April 2025)
- * GROUND RENT £100 (as of April 2025)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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 (CO ₂) 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		
England & Wales	EU Directive 2002/91/EC 	

