



28 Horseshoe Close, Colburn, Catterick Garrison, DL9 4GB
Offers over £85,000



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Nestled in Horseshoe Close, this delightful CHAIN-FREE 2-bedroom apartment offers a perfect blend of comfort and modern living. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The master bedroom features an ensuite bathroom, ensuring privacy and convenience, while a second well-appointed bathroom serves the rest of the apartment.

The heart of this home is its open-plan lounge, dining room, and kitchen area, which creates a welcoming atmosphere ideal for both entertaining guests and enjoying quiet evenings in. The layout is designed to maximise space and light, making it a delightful environment for everyday living.

For those with vehicles, the property includes a designated parking bay, along with additional visitor parking available for guests. The communal gardens offer a lovely outdoor space, perfect for enjoying the fresh air or unwinding after a busy day.

COMMUNAL ENTRANCE

With a staircase leading to the first floor landing, a fire door leads into the apartment.

ENTRANCE HALL

A spacious hallway with wooden effect flooring and storage cupboard housing the hot water cylinder. Wall mounted intercom system. Doors lead into the bedrooms, bathroom and lounge.

LOUNGE / DINING ROOM 5.01 x 4.06 (16'5" x 13'3")

With four UPVC double glazed windows to the front. two electric radiators, tv aerial point and wooden effect flooring. Walk through to the kitchen:

KITCHEN 2.64 x 2.56 (8'7" x 8'4")

At the rear with a range of wall, base and drawer units with worktops, stainless steel sink unit with mixer tap, electric oven and hob, extractor hood, tiled splash back, plumbing for a washing machine, spot lights and a UPVC double glazed window.

BEDROOM 1

A double bedroom at the rear with two UPVC double glazed windows overlooking woodland and the communal gardens. wooden effect flooring and an electric radiator. A door leads into the en-suite.

EN-SUITE

Having a pedestal wash hand basin, w.c and a shower

cubicle with electric shower and folding shower door. Electric radiator, extractor fan, shaving socket and a UPVC double glazed window.

BEDROOM 2 4.32 x 2.77 (14'2" x 9'1")

A double bedroom at the front with two UPVC double glazed windows, wooden effect flooring and an electric radiator.

BATHROOM

With a white suite comprising of bath, wash hand basin and w.c, part tiled walls, electric radiator and extractor fan.

PARKING

The property has a designated parking bay and there are also visitor parking bays.

COMMUNAL AREAS

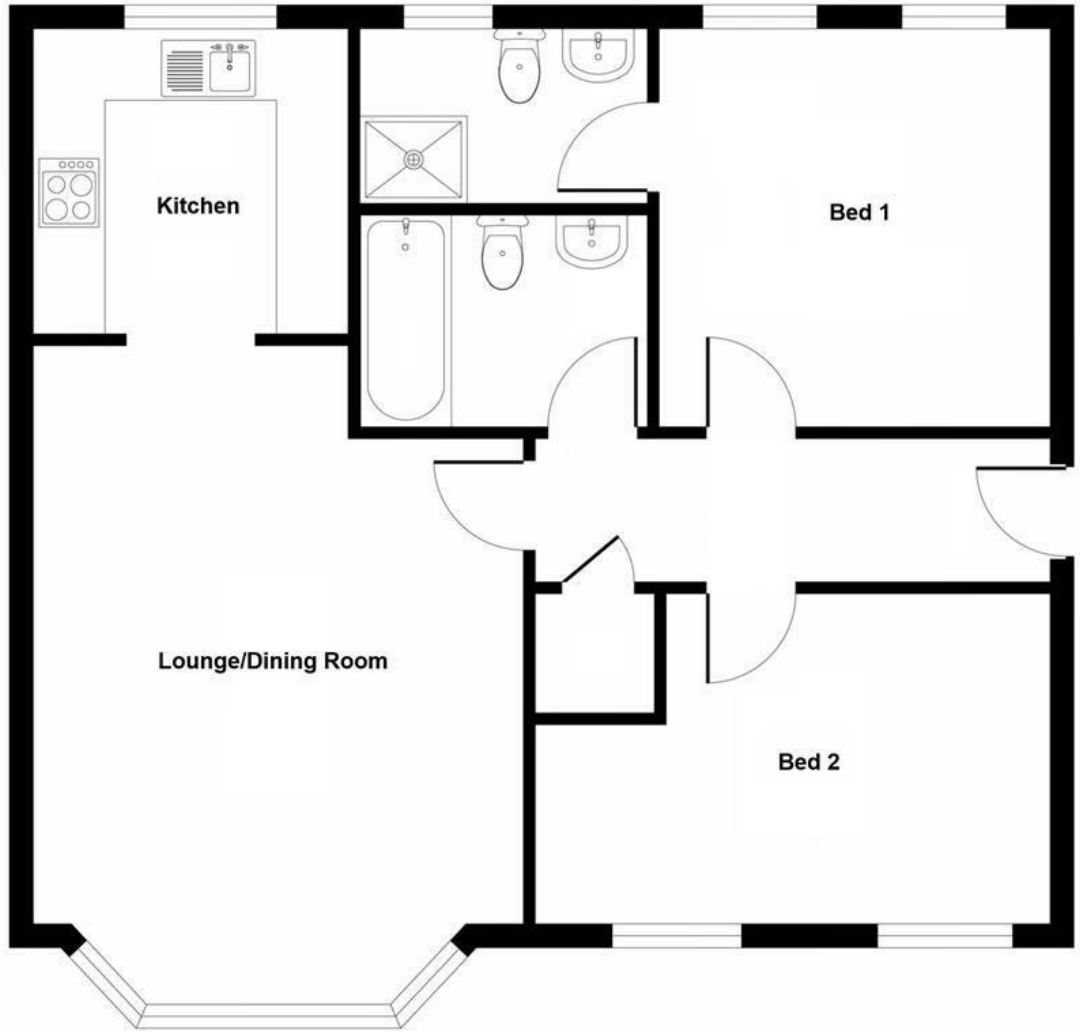
There are communal gardens to the rear, store room for bins and bike storage.

NOTES


- * LEASEHOLD
- * MAINTENANCE ANNUAL FEE £421.74 PER QUARTER (2025)
- * GROUND RENT £309.81
- * COUNCIL TAX BAND B



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NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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