



18A Queens Road, Richmond, DL10 4AG  
Offers over £320,000



# 18A Queens Road, Richmond, DL10 4AG

This immaculately presented apartment offers a perfect blend of comfort and convenience. The apartment features two well-appointed double bedrooms, each with its own en suite bathroom, providing a private sanctuary for residents and visitors alike.

Richmond's town centre is just a stone's throw away, offering an array of shops, cafes, and restaurants. The location is not only convenient for daily living but also enhances the appeal of the property as it is currently operating as a successful holiday let business.

One of the standout features of this property is the solar photovoltaic system, which not only contributes to a more sustainable lifestyle but also helps reduce energy costs. This eco-friendly addition is a significant advantage for those looking to embrace greener living while enjoying the benefits of modern technology.

Whether you are seeking a new home or an investment opportunity, this property is sure to impress with its stylish interiors and prime position.

## COVERED PORCH

With your own private access and external welcome light to the front door.

## HALL 2.47m x 2.44m (8'1" x 8'0")

With oak flooring, large double cloaks cupboard, central heating radiator and spot lights. Doors lead into the kitchen/dining room, bedrooms and the utility w.c.

## UTILITIY / W.C

With a WC, worktop with circular sink unit and storage unit beneath, laundry cupboard with plumbing for a washing machine and space for a tumble dryer. cupboard housing the Baxi combi boiler, Two double glazed windows to the rear.

## KITCHEN/DINING ROOM & LIVING ROOM 5.91m x 4.99m max overall (19'4" x 16'4" max overall)

...comprising:

## KITCHEN/DINING ROOM 4.99m x 2.90m (16'4" x 9'6")

With a range of wall, base and drawer units with quartz worktops and upstands, Belfast sink with mixer tap over, integrated fridge freezer, integrated dishwasher, Bosch electric oven and hob, stainless steel extractor hood, integrated microwave. Built in wine rack, wine fridge, oak flooring, vertical central heating radiator, spot lights and a double glazed window to the rear. There is space for a dining room table. The room is open to the living room.

## LIVING ROOM 4.94m x 2.86m (16'2" x 9'4")

Situated at the front with two double glazed windows, oak flooring, wood burning stove with beam mantle and tiled hearth, spots lights, tv aerial point and traditional style central heating radiator.

## BEDROOM 1. 4.78m max x 4.12m (15'8" max x 13'6")

A double bedroom with a double glazed window to the rear. Built in dressing table, feature panelled wall, spot lights and a central heating radiator. A door leads into the ensuite.

## EN SUITE SHOWER ROOM/WC

With a double shower cubicle with dual head shower, sink unit with vanity storage cupboard beneath, w.c, extractor fan, towel radiator, double glazed window and wooden effect flooring.

## BEDROOM 2. 4.21m x 3.63m max (13'9" x 11'10" max)

A double bedroom with two double glazed windows to the the front of the property. Feature panel wall, central heating radiator, spot lights and a door leading into the ensuite.

## EN SUITE SHOWER ROOM/WC

With a shower cubicle, w.c and wash hand basin with vanity cupboard beneath, tiled splash back, extractor fan, bathroom mirror, wooden effect flooring and towel radiator.

## OUTSIDE

To the front of the property there is a lawned garden. A paved pathway leads to the rear and the covered entrance. Having a private and enclosed paved courtyard garden, a perfect setting for al fresco dining.

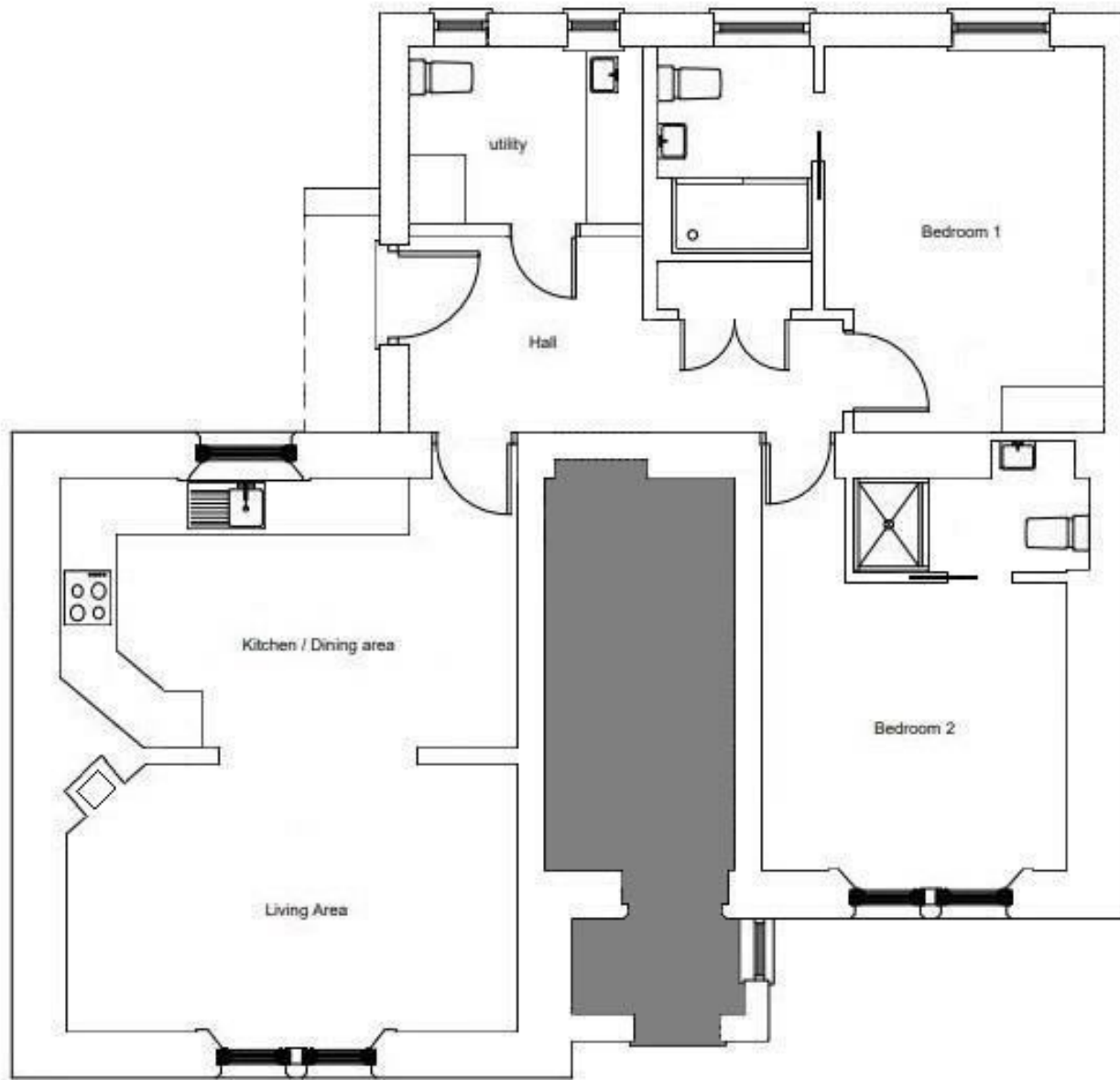
## NOTE

\* LEASEHOLD


\* COUNCIL TAX BAND - CURRENTLY NON DOMESTIC



**OFFERS OVER £320,000**



Floor Plan

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>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 