



## FLAT 2, 38 NOELS COURT

CATTERICK VILLAGE, DL10 7LH

**£575 PCM**

A Well Presented Ground Floor Flat within this popular village handy for Catterick Garrison, Richmond and the A1(M). Entrance Porch, Living Room/Kitchen, 2 Bedrooms, Shower Room/WC, Parking Space, Electric Heating, UPVC Double Glazing. Council Tax Band A. EER E50.

**NORMAN F.BROWN**

Est. 1967

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- 2 BEDROOMS • GROUND FLOOR • WELL PRESENTED • PARKING SPACE • ELECTRIC HEATING • DOUBLE GLAZING



### DESCRIPTION

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### ENTRANCE PORCH

Electric meter. Upvc double glazed external door to front. Door to Living Room/Kitchen.

### LIVING ROOM/KITCHEN

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, beech effect cupboards and drawers, built in double electric oven, fridge/freezer space, part ceramic tiled floor, HAVERLAND electric heater. Double glazed windows to front and side with vertical blinds. Doors to Entrance Porch, Inner Hall and Bedroom 2.

### BEDROOM 2

HAVERLAND electric heater. Double glazed window to rear with vertical blinds. Door to Living Room.

### INNER HALL

Airing cupboard with insulated hot water cylinder. Doors to Bedroom 1, Shower Room and Living Room.

### BEDROOM 1

HAVERLAND electric heater, fitted wardrobes, overhead cupboards and bedside cabinets. Double

glazed window to rear with vertical blinds. Door to Inner Hall.

### SHOWER ROOM/WC

Pedestal wash hand basin with tiled splash back, tiled corner shower cubicle with electric shower, extractor fan, wc, heated towel ladder, electric shaver point. Double glazed window to front with vertical blinds. Door to Inner Hall.

### OUTSIDE

Parking space for one car

### SERVICES

Mains electricity, water and drainage.

### GENERAL INFORMATION

TERM 6 months (Assured Shorthold Tenancy) then rolls on, on a monthly basis until terminated by either the tenant or the landlord.

RENT £575 per calendar month in advance, exclusive of council tax and all other outgoings. As part of the application process the referencing agency will carry out reference checks on our behalf and for their affordability calculation they will look for the applicant(s) annual income to be at least 30 times the monthly rent.

DEPOSIT £660.

NOTE The first month's rent and deposit (minus the



holding fee) is to be paid directly into our clients account at least 48 hours before sign up. (Please note that we cannot accept card payments).

RESTRICTIONS No Smoking. No Pets.

COUNCIL TAX BAND A. This website shows you the annual charge

<https://www.richmondshire.gov.uk/council-tax-and-business-rates/your-council-tax/council-tax-bands-and-charges/>

CONTENTS INSURANCE The tenant is responsible for arranging their own contents insurance.

#### APPLICATION PROCESS

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pay(s) a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email [admin@tpos.co.uk](mailto:admin@tpos.co.uk), website [www.tpos.co.uk](http://www.tpos.co.uk)

Our clients account details are as follows: NFB & DB & JF Brown Clients Account, Barclays Bank, 55 Market Place, Richmond, N.Yorkshire, DL10 4JH. This account is not interest bearing.

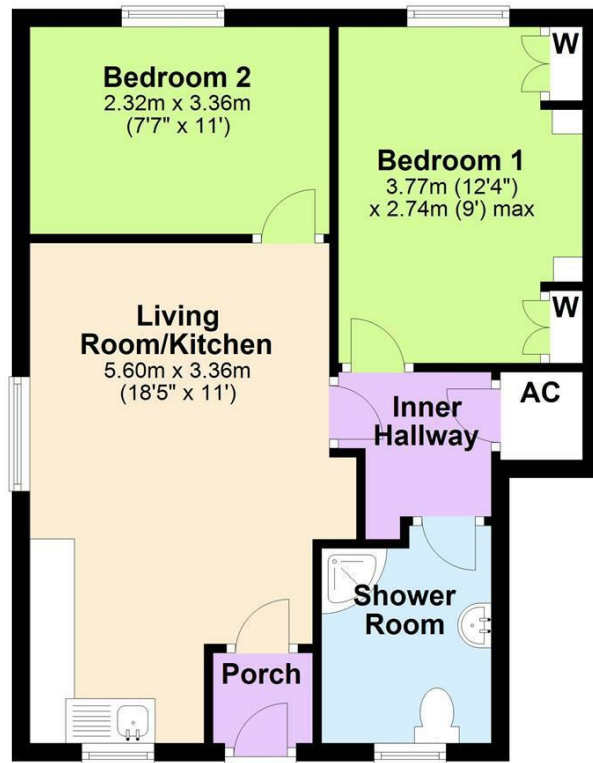
As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a clients money protection scheme of which we are a member (further details available upon request).

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## Ground Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Total area: approx. 46.4 sq. metres (499.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		71
		50

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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