



## FLAT 2, 38 NOELS COURT CATTERICK VILLAGE, DL10 7LH

**£95,000  
LEASEHOLD**

A Well Presented Ground Floor Flat within this popular village ideal for the first time buyer or buy to let investor. Entrance Porch, Living Room/Kitchen, 2 Bedrooms, Shower Room/WC, Parking Space, Electric Heating, UPVC Double Glazing. Council Tax Band A. EER tbc. NO ONWARD CHAIN.

**NORMAN F.BROWN**

Est. 1967

## FLAT 2, 38 NOELS COURT

- 2 BEDROOMS • GROUND FLOOR • WELL PRESENTED • PARKING SPACE • ELECTRIC HEATING • DOUBLE GLAZING • NO ONWARD CHAIN



### 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

Viewing - By appointment with Norman F. Brown.

Tenure - Leasehold. Lease term 200 years from 29 June 1995. Service charge tbc. The title register is NYK 245050.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18681787

own verification.

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

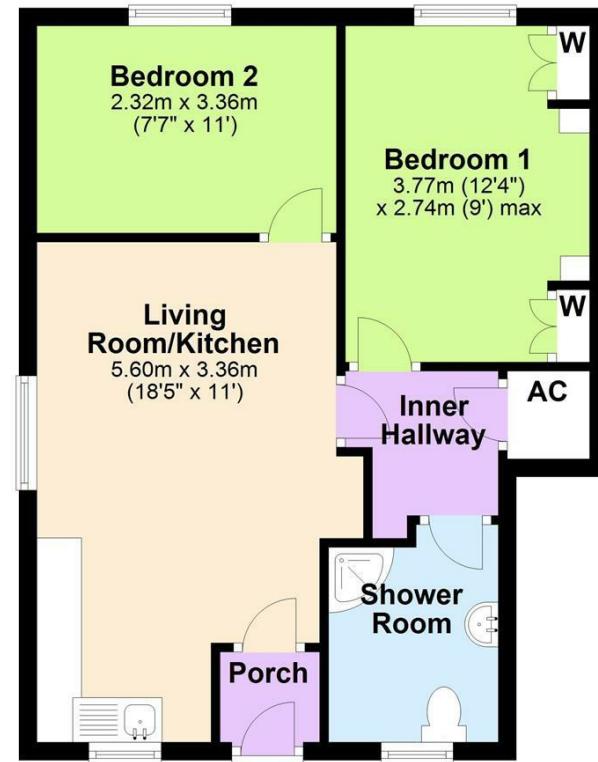
A life assurance policy may be required. Written quotation available upon request.

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## Ground Floor

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		
England & Wales	EU Directive 2002/91/EC	

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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