





## **BLACKWELL COURT**

This ground floor flat comprises of an entrance hallway with a useful storage cupboard, living room, kitchen, one bedroom and bathroom. The property would be best suited to a single person or couple just starting out and is available immediately.

## **LOCATION**

Blackwell Court is situated in Colburn which has its fair share of local amenities, with local shops, a health centre and a community centre. Catterick Garrison is only a short drive away from Princes gate shopping centre which is home to various shops, bars/restaurants and the Empire Cinema. There is also a Tesco superstore, Aldi, Lidl and other food shops nearby. Catterick Leisure Centre has a gym and swimming pools and the historic market town of Richmond is just a short drive away (approx. 4 miles) with its many shops, bars and restaurants and small cinema. The area also provides convenient links within 3 miles to the A1 north and south making this the ideal base for travelling throughout the region.



## **FINER DETAILS**

Postcode: DL9 4UG

Style of property: One bedroom ground floor flat.

Council Tax Band: A - Richmondshire District Council

EPC Rating: C.

Heating: Gas fired central heating.

Glazing: The property benefits from double glazing.

Parking: On road parking.

Pets: Unfortunately pets will not be considered for this property due to the headlease.

Term: This is a long term let with an initial 12 month fixed term.

What3words: nicknames.ordinary.prominent

Available from: Immediately.

### **I love it! How do I apply?**

Things to be aware of before applying:

**Affordability:** As per our referencing companies requirements you will need a combined income of £15,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£115.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

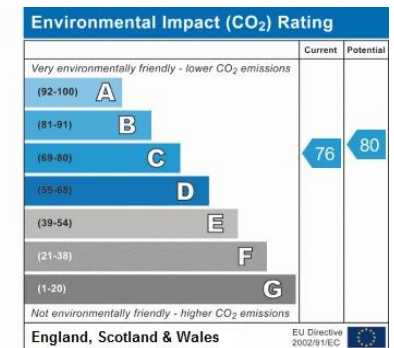
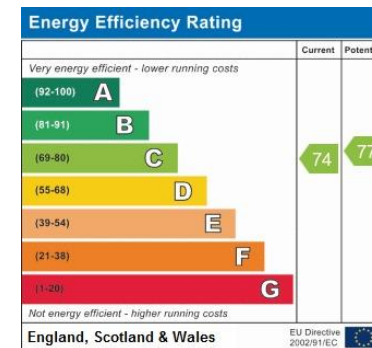
**Deposit:** The bond for this property is £576.00. This will be refunded at the end of the tenancy subject to terms and conditions.

Call now to register your interest on 01748 834373.









TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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01748 834 373   
 hello@lovepropertyuk.co.uk   
 find us on Facebook   
 @lovingproperty

Catterick Garrison

18 Richmond Road, Catterick  
 Love Property UK Ltd

Company Registration No. 6779915  
[www.lovepropertyuk.co.uk](http://www.lovepropertyuk.co.uk)