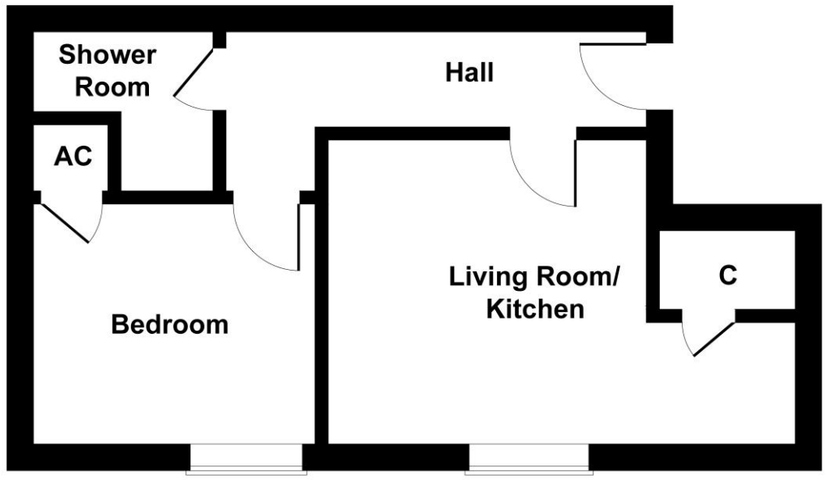
Flat 2, The Literary Institute, Reeth



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.They cannot be regarded as being a representation by the seller, nor their agent.

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Mayfair Office, Cashel House, 15 Thayer Street, London W1U 3JT **Tel: 08701 127 099** Fax: 02074 675 339

FLAT 2, THE LITERARY INSTITUTE
REETH



Commanding a fine setting with stunning views over the Green, a manageable open plan, upper floor, 1-bedroom flat, well fitted and presented, and ideally located in the heart of the Dale.

HALL – LIVING ROOM/KITCHEN – 1 BEDROOM – SHOWER ROOM/WC

ELECTRIC HEATING **LEASEHOLD**

Price: £149,000

27a Market Place, Richmond DL10 4QG Tel: 01748 822 525 Fax: 01748 825 656
Email: richmond@charltonsestateagents.com Website: www.charltonsestateagents.com

Flat 2, The Literary Institute, Reeth, DL11 6TE

The accommodation is as follows…

GROUND FLOOR ENTRANCE HALL:
A shared entrance with staircase to the upper floors.

HALL:
An open hallway with cloaks area.

LIVING ROOM/KITCHEN:
(11'4" x 17'6" max.) Enjoying good natural light and with fine views to the front, an open plan living area.



KITCHEN - Having range of units in light finish with worksurfaces, sink unit, oven, hob and extractor, plumbing points and power points.



BEDROOM:
(8'10" x 10'4") A good sized double bedroom again with fine views to the front and airing cupboard.



SHOWER ROOM/WC:
Well fitted having shower cubicle, wash-hand basin & WC.



Finer Information

- **Tenure: Leasehold** – 999 years from 1st January 2005 with £35 per month management charge.
- **Services**: Mains electricity, water and drainage.
- **Broadband & Mobile:** Broadband connected at the property currently via Reeth Rural Radio Network. Mobile coverage available via EE and O2. Please check the Ofcom website for other suppliers available.
- **Council Tax Band**: A
- **EPC Rating**: G
- **Heating**: Electric Heating



