

Ayr Avenue Colburn Catterick Garrison DL9 4GE Price £115,000



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If you are looking for your first home, downsizing, or would like a buy to let investment then this lovely 2 bedroom apartment could be the one for you.

Internally you will find a spacious, open plan living space which has a generous lounge with Bay window and a well equipped kitchen with a good range of shaker style wall and base units, the internal hallway provides access to the “family” bathroom with low level w/c, pedestal wash basin and full size bath, the master bedroom which is a large double room with ensuite shower room, and a second large double bedroom which has the added benefit of an adjoining room which could be used as an office, dressing room or nursery is located across the hallway providing a good amount of separation.

Externally, the property comes with an allocated parking space and has the added convenience of visitor parking spaces. Ayr Avenue is located within easy reach of all the local amenities, with excellent shopping facilities, schools and transport links.

Council Tax Band: B

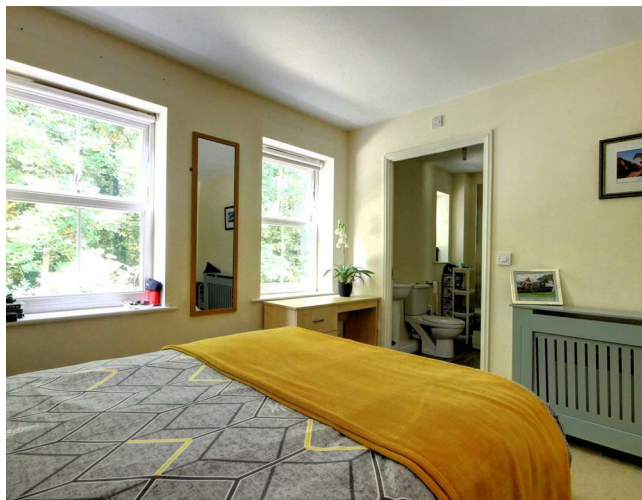
EPC rating: TBC

Electric storage heating

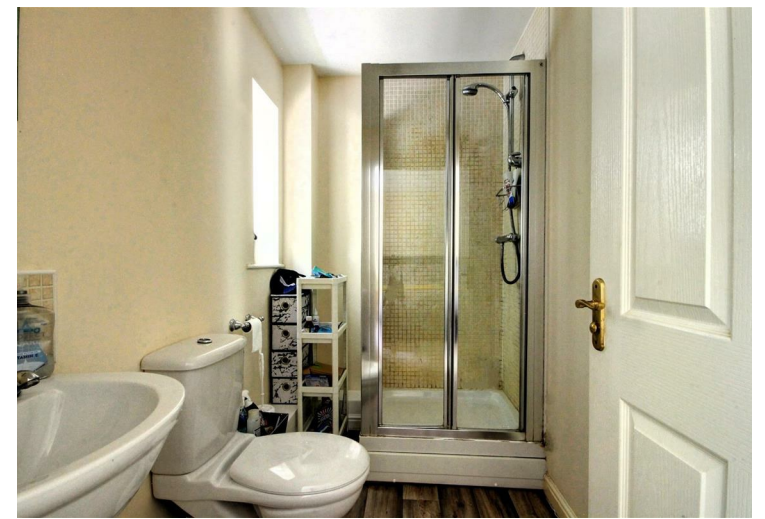
Tenure: Leasehold 999 years from 1/01/04



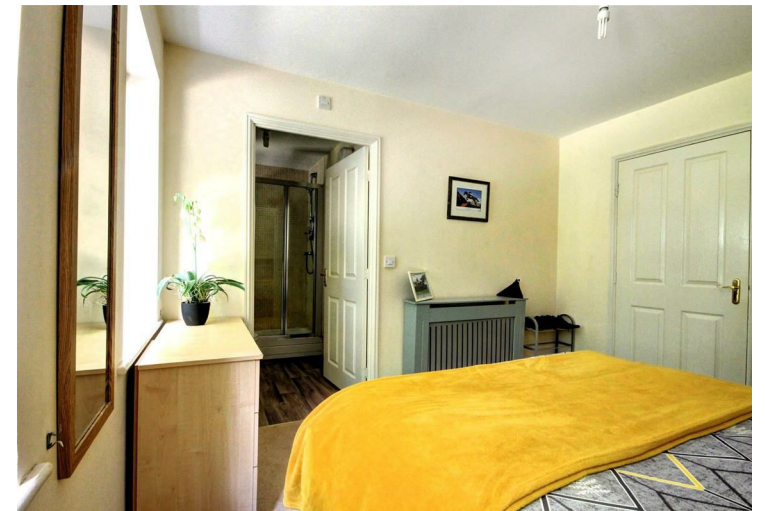








- No Onward Chain
- Allocated Parking
- Two Double Bedrooms
  - Two Bathrooms
  - Long Lease
- Good transport links



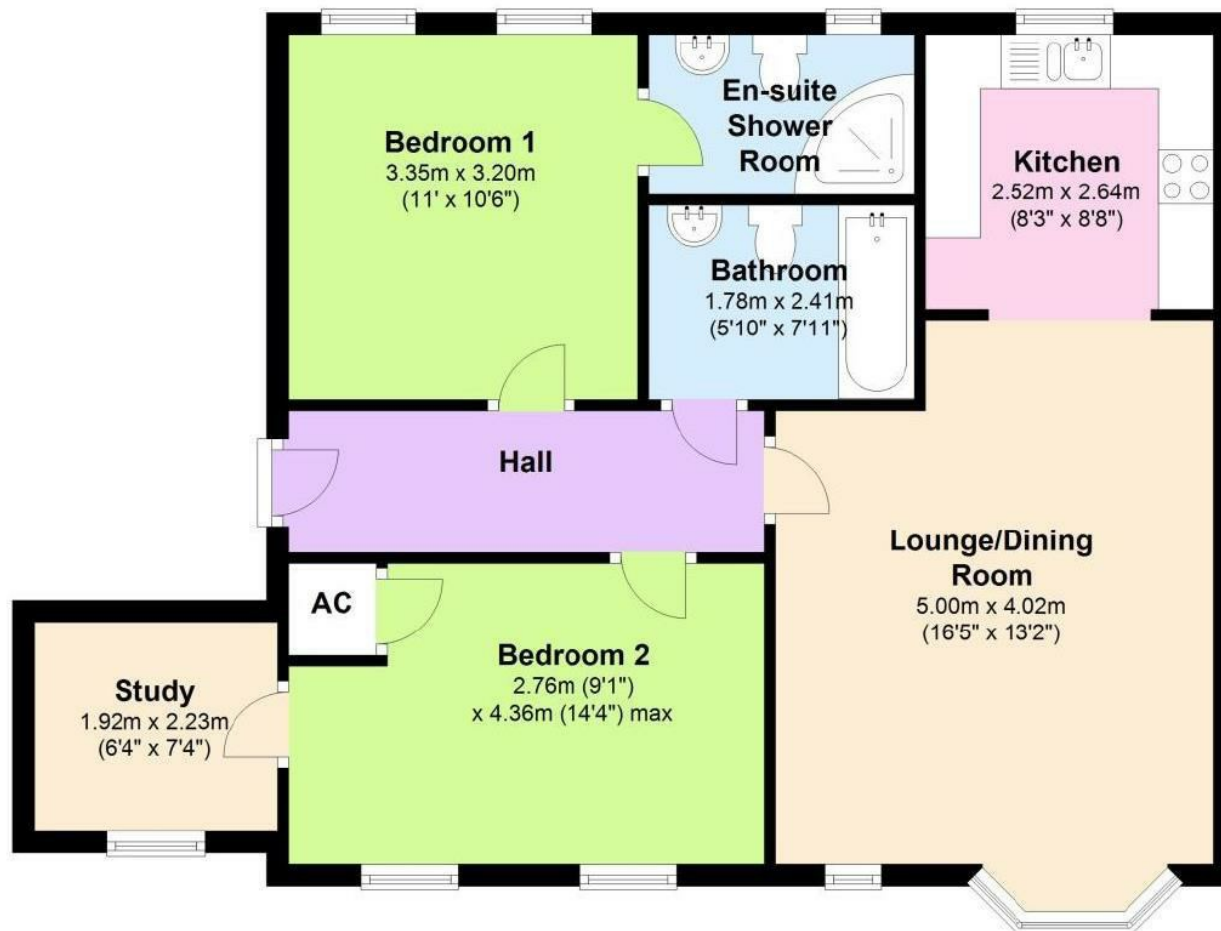




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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