



## 16 Eastgate Square | Pickering, YO18 7DP

A well presented and spacious Leasehold First Floor Flat.

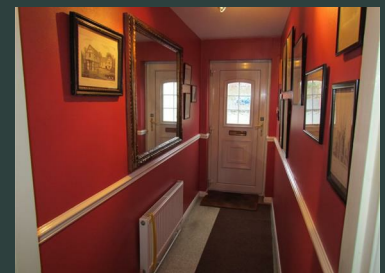
Internal Viewing Highly Recommended.

Situated within walking distance of Pickering town centre.

Comprising Reception

Hallway, good sized Sitting Room, Fitted Kitchen, Inner Hallway, Two Bedrooms and Bathroom, designated parking space.

Being Offered with No upward Chain.

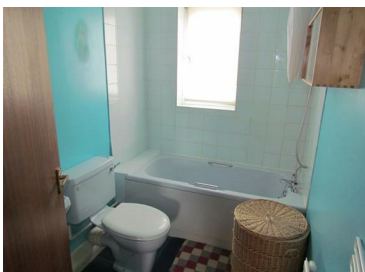


**Guide Price £99,950**

**BoultonCooper**

**BC**  
Est. 1801

# 16 Eastgate Square |



## Entrance Door leads to:

### Reception Hallway:

With central heating radiator, dado rail, door leading to Sitting Room

### Sitting Room

15'5" x 14'9" (4.70m x 4.50m)

Comprising two central heating radiators, double glazed window, coving to ceiling, door to kitchen and inner hall way.

### Kitchen

10'11" x 8'7" (3.33m x 2.62m)

Housing single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs. Built in oven with four ring hob and extractor canopy over, larder cupboard, plumbing for automatic washing machine, space for fridge freezer, double glazed window, wall mounted boiler, central heating radiator.

### Inner Hallway

With built-in airing cupboard, access to roof space.



### **Bedroom One**

14'11" x 9'10" (4.55m x 3.00m)

Fitted wardrobes and cupboards above bed recesses, central heating radiator, double glazed window, coving to ceiling.

### **Bedroom Two**

10'11" x 7' (3.33m x 2.13m)

With fitted wardrobes, cupboards above bed recesses, central heating radiator and double glazed window, coving to ceiling.

### **Bathroom**

Panel bath with shower attachment over, pedestal wash hand basin, low flush w.c., central heating radiator, partial wall tiling and double glazed window.

### **Services**

Mains water, electricity, drainage and gas are connected.

### **Tenure:**

Leasehold, currently with 65 years remaining.

### **Maintenance/Service Charge**

The current service charge is £315.00 per annum

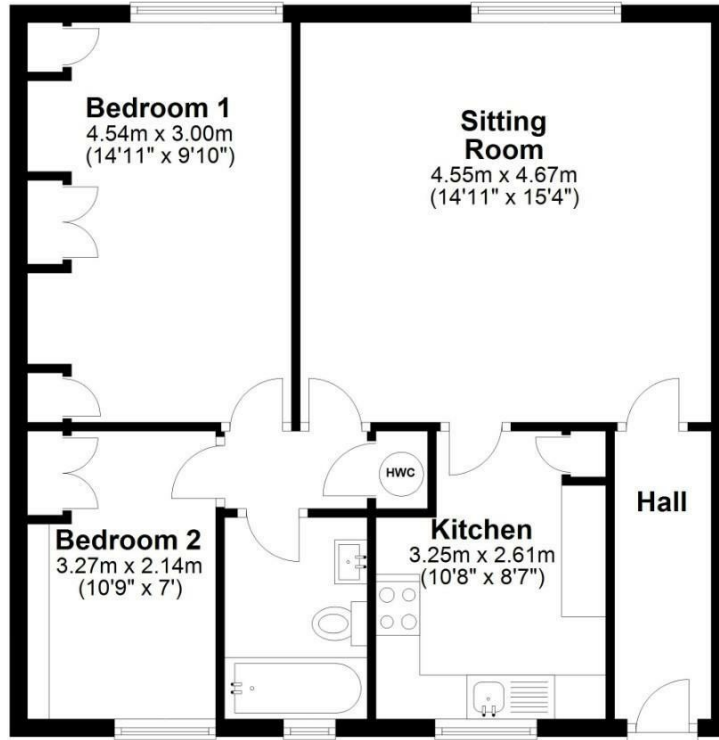
### **Outside**

Designated car parking space.

# 16 Eastgate Square |

## Ground Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 sq. feet)

**16 Eastgate Square, Pickering**

### VIEWING

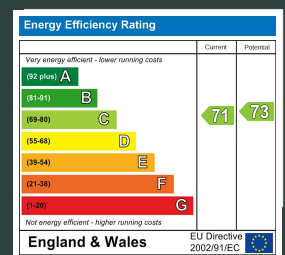
Strictly by appointment with the agents.

### COUNCIL TAX BAND

B

### ENERGY PERFORMANCE RATING

C



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