

# 11 Eastgate Square | Pickering, YO18 7DP

A well presented ground floor flat offering well proportioned accommodation with open plan kitchen, dining and sitting area, two bedrooms and bathroom.
The flat is situated just off the town centre and is within easy reach of all local amenities and recreational facilities.
Internal viewing is highly recommended.





## Guide Price £112,500

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Est. 1801

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## Entrance door
Leads to:

## Open Plan Sitting Room, Dining Area and Kitchen
17'82 x 10'8" plus 12'2" x 8'11" (5.18m x 3.25m plus 3.71m x 2.72m)
Kitchen comprising stainless steel single drainer sink unit set within roll edged work surfaces with mixer tap over, wall and base units incorporating drawer compartments and display self, built in oven with four ring hob and extractor canopy over, tiled splash backs, space for undercounter fridge, plumbing for automatic washing machine, wine rack, laminate flooring, double glazed window to the front elevation spotlighting to the ceiling.

Sitting and dining area; with two wall mounted electric heaters, elecric fire and double glazed window to the front elevation.

## Bedroom One
11'82 x 8'11" (3.35m x 2.72m)
With wall mounted electric heater, double glazed window to the rear elevation.

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## Bedroom Two

11'9" x 8'8" (3.58m x 2.64m)

With wall mounted electric heater, double glazed window to the rear elevation.

## BATHROOM

Suite comprising panelled bath with shower unit over, pedestal wash basin with tiled splash back, low flush w.c.; partial wall tiling, laminate flooring, extractor fan, ladder style chrome heated towel rail and spot lighting to ceiling.

## SERVICES

Mains electricity, water and drainage.

## AGENTS NOTES.

1.) Leasehold property with approx 116 years remaining.
2.) Ground rent of £ 100 per annum.
3.) Annual maintenance charge of £ 470 per annum.

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## Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)




Total area: approx. 50.8 sq. metres (546.5 sq. feet)

**11 Eastgate Square, Pickering**

VIEWING

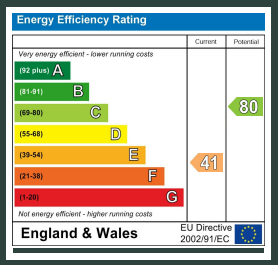
Strictly by appointment with the agents, Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE RATING

E




St Georges House 39 Market Place, Pickering, YO18 7AE
t: 01751 472724
e: pickering@boultoncooper.co.uk

boultoncooper.co.uk

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