

HUNTERS[®]

HERE TO GET *you* THERE



Sutton court

Beech Street, Bingley, BD16 1HF

Asking Price £100,000



A superbly appointed and very well proportioned one bedroom garden level apartment in purpose built complex close to Bingley town centre.

Being well positioned in the block with views over the communal gardens is a well presented one bedroom apartment which offers attractive living accommodation at garden level. Comprising entry via the secure communal system, lift to the lower ground floor, entrance hall, lounge, kitchen, double bedroom with fitted wardrobe, house bathroom room and further storage room.

The complex is designed for over 60's and is situated in a very popular location close to Bingley and its many amenities and transport connections. The home further benefits secure intercom entry system, guest suite for visitors, lift and laundry room.

Externally the property is complemented by well tended communal grounds, off street parking (not allocated) and convenient access for Myrtle Park.

We have been informed by the vendor that the lease was 125 years from 2002. The service charge in 2023 was £2138.18 per annum and is payable monthly. The ground rent is £350 per annum payable in 2 installments.



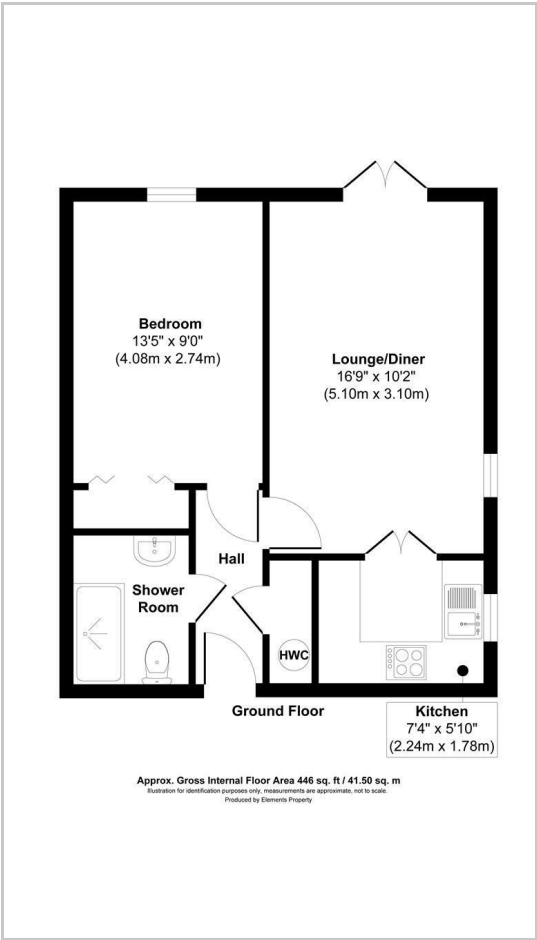
N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

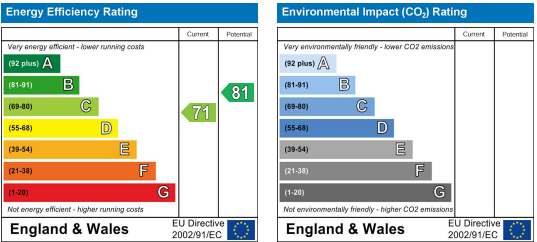
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.