



CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS

£265,000

110 Providence Quarter, Providence Place, Skipton, BD23 1FA





Located in the centre of Skipton only a stone's throw from the High Street, this superb 2 bedroom apartment benefits from a modern open plan living space with bi-folding doors leading to a south facing balcony, modern kitchen and bathrooms and an allocated parking space.

COMMON AREAS

Access to the main entrance of the building from Providence Place is via a secure sliding door into a spacious reception area, controlled by either electronic fob or remote video access system from the apartment, with door leading to the stairwell and the lift. Apartment 110 is located on the first floor and the communal first floor corridor is secured by a further security fob controlled door.



ENTRANCE HALLWAY

Accessed from the communal corridor, the apartment's spacious entrance hallway has a large utility store cupboard housing the hot water cylinder and also space and plumbing for a washing machine and dryer. Video main door entry system. Doors lead to the main bathroom, both bedrooms and the living area.

OPEN PLAN LIVING SPACE

21' 6" x 21' 3" (6.55m x 6.48m) max to include dining area and kitchen area

Living space with engineered oak floor covering. Bi-folding doors lead to the south facing balcony.



SOUTH FACING BALCONY

Accessed via the bi-folding doors, with roof top and long distance views over the glass balustrade.

DINING AREA

Located adjacent to the living area and open plan kitchen, with a continuation of the engineered oak flooring and ample space for a dining table.

KITCHEN AREA

A modern kitchen open to the living and dining space comprising a range of cream gloss wall and base units with granite work surface. 1.5 bowl sink and four ring electric hob with fold away extractor over. Integrated appliances include under counter fridge, dishwasher and fan oven.



BEDROOM ONE

13' 4" x 11' 6" (4.06m x 3.51m)

Door from the entrance hall leads into the master double bedroom, with large window with roof top views. Door leads into the ensuite shower room.

ENSUITE SHOWER ROOM

Modern shower room with tasteful wall and floor tiling, dual flush WC, wall mounted wash hand basin and large walk in shower with fixed glazed screen and drench head.

BEDROOM TWO

13' 3" x 11' 0" (4.04m x 3.35m)

Another double bedroom with fitted wardrobe with sliding mirrored doors. Large window again with roof top views.



MAIN BATHROOM

Modern bathroom with tasteful floor and wall tiling, dual flush WC with concealed cistern, wall mounted wash hand basin within vanity unit, and bath with mixer taps, shower and glazed shower screen.

STORAGE

A secure storage unit is located in the basement of the building, accessible by the lift and for exclusive use of the apartment.

ALLOCATED PARKING

The apartment benefits from an allocated parking space in the parking area adjacent to Court Lane, with security gate.

TENURE, SERVICE CHARGE AND GROUND RENT

The property is leasehold and held by way of a 999 year lease from 2014. The service charge for the apartment is currently £1169.40 for the year, with an additional charge for the building insurance of £214.85. We understand that the service charge can be paid by equal monthly instalments if required. The annual ground rent is currently £250.

EXTERNAL WALLS AND CLADDING

An EWS1 External Wall Fire Review Certificate has been issued for Providence Quarter stating that there is an appropriate risk assessment of the attachments confirming that no remedial works are required. A copy of this certificate is available to potential purchasers on request.





VIEWING

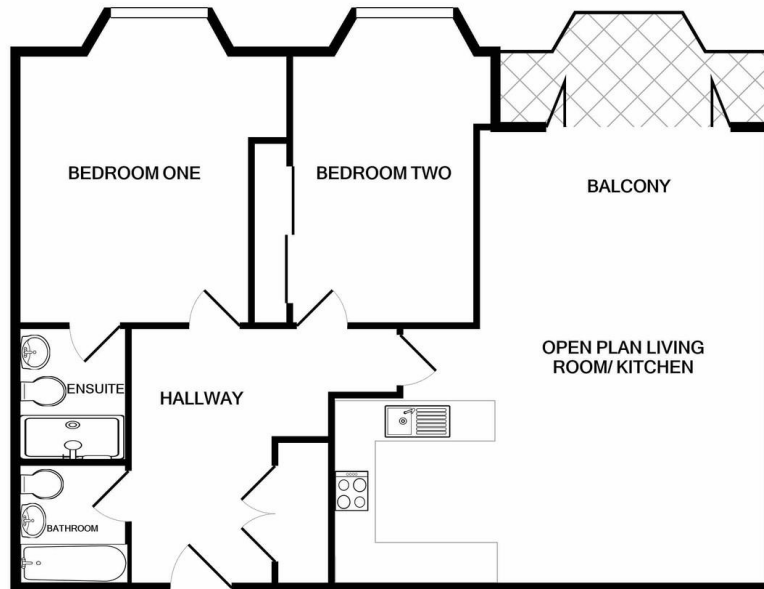
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

SERVICES

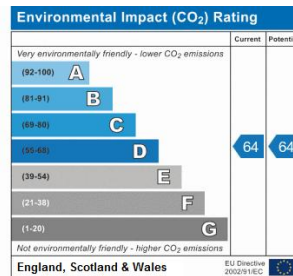
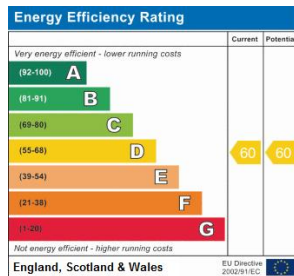
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE AND DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.