



## 0 Crownoakes Drive, Wordsley, DY8 5SQ Offers in excess of £115,000

Welcome to this charming property located on Crownoakes Drive in the picturesque village of Wordsley. This delightful flat boasts a cosy reception room, perfect for relaxing after a long day. With one spacious bedroom, you'll have plenty of room to unwind and recharge.

The property features a well-maintained bathroom, ideal for your daily routines. Built in 2005, this purpose-built flat offers modern amenities and a comfortable living space spread across 700 sq ft.

Situated in a convenient location, this property is perfect for those seeking a quick sale. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this flat has the potential to be the perfect home for you.

Don't miss out on the chance to own this lovely property in Wordsley. Contact us today to arrange a viewing and take the first step towards making this flat your new home.

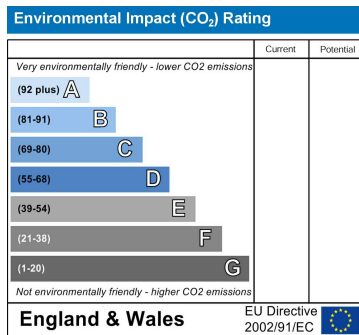
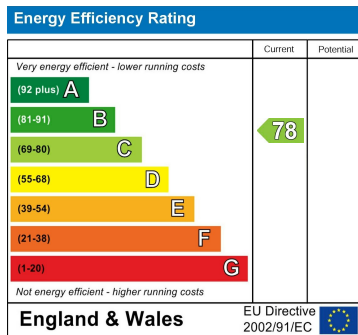


**Lease Details**

131 Years remaining  
 Ground rent £47.50 (6 months)  
 Service charge £766.87 (6 months)\*  
 \*Details provided by the vendor

**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk