

A floor plan diagram of a 2-bedroom apartment. The layout includes a large living room on the right side, a kitchen at the bottom right, a bedroom on the top left, a bathroom on the bottom left, and a utility area at the very bottom left. The rooms are separated by thick black lines representing walls. The living room and kitchen share a common area at the bottom right. The bedroom and bathroom are separated by a central hallway area. The utility area is located below the bathroom. The text labels for each room are placed within their respective areas.

**Bedroom**

**Living Room**

**Bathroom**

**Utility**

**Kitchen**







## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Video entry intercom system, lift to all floors.

### SECOND FLOOR PRIVATE ENTRANCE HALL

Laminate flooring.

### UTILITY ROOM

5'7" x 4'7" [1.7 x 1.4]

Central heating system and space and plumbing for a washing machine.

### BATHROOM/W.C.

7'3" x 6'3" [2.2 x 1.9]

Attractively fitted in a contemporary style with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, wall mounted wash basin and low suite w.c. with concealed cistern. Mosaic style wall tiling and tiled floor, chrome ladder heated towel rail, electric shaver socket and extractor fan.



### BEDROOM

13'9" x 8'6" [4.2 x 2.6]

With a window to the rear and a central heating radiator.



### LIVING ROOM

17'5" x 10'2" [5.3 x 3.1]

Large picture window, central heating radiator, laminate flooring and video entry system.



### KITCHEN

8'6" x 7'3" [2.6 x 2.2]

Fitted with a range of gloss white fronted wall and base units with Corian style worktops and matching upstands and a stainless steel splashback, inset stainless steel sink unit, four ring ceramic hob with filter hood over, built in oven and integrated fridge and dishwasher.

### LEASEHOLD

The service charge is £1950 [pa] and a service charge for the car park is £250 [pa]. The remaining term of the lease is 236 years [2024]. A copy of the lease is held on our file at the Wakefield office.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.