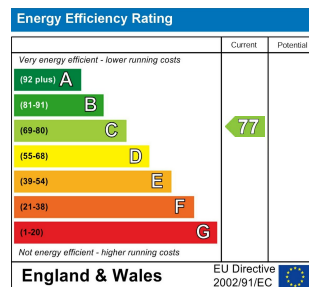


A floor plan diagram of a 2-bedroom apartment. The layout includes a large living room on the right side, a kitchen at the bottom right, a bathroom in the middle left, a utility room at the bottom left, and two bedrooms at the top. The rooms are labeled: Bedroom 1, Bedroom 2, Living Room, Kitchen, Bathroom, and Utility. The plan shows a central hallway with multiple doorways leading to the rooms. The overall shape is rectangular with a thick black border representing the walls.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*your home may be repossessed if you do not keep up repayments on your mortgage

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Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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Done to a high standard, ideal for the first time buyer, couple or an investor and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE

Secure gated entry with stairs and lift access.

ENTRANCE HALL

An intercom system, wood-effect flooring and doors to the utility cupboard, the living/dining kitchen, the bedroom and the bathroom.

LIVING/DINING KITCHEN

8'5" x 25'1" [2.58m x 7.67m]

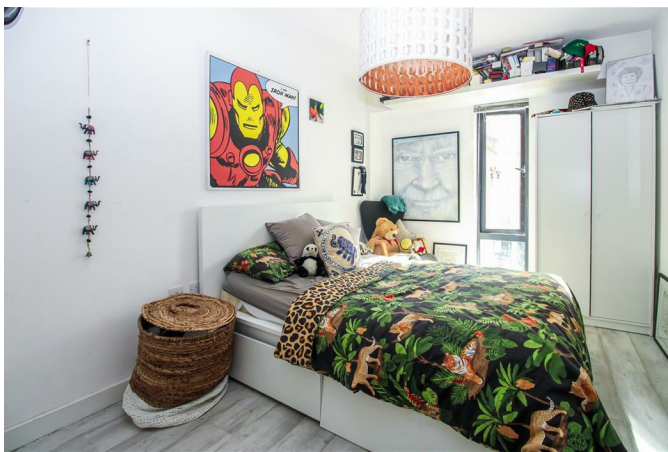
UPVC double glazed door with an adjacent window leading out onto the balcony, central heating radiator, spotlights and wood-effect flooring. Fitted with a stylish range of wall and base units, complemented by granite worktops and an inset sink with a swan neck mixer tap. Appliances include an inbuilt electric oven, four ring electric hob with stainless steel splashback, extractor hood, and integrated dishwasher, there is also space for a freestanding fridge freezer.



BEDROOM

13'10" x 8'7" [4.22m x 2.64m]

UPVC double glazed full length window, central heating radiator, and wood effect flooring.



BATHROOM

7'4" x 5'6" [2.24m x 1.70m]

Comprises a modern three piece suite with a panelled bath with mains shower over, a wall mounted pedestal wash basin, and a low flush W.C.. The room is finished with tiled flooring, full wall tiling, a shaver socket, ceiling spotlights, and a chrome heated towel rail.



OUTSIDE

The property comes with a reserved parking space in Merchant Gate Car Park.



LEASEHOLD

The service charge is £275 [pa] and ground rent £250 [pa]. The remaining term of the lease is 235 years [current year]. 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 TBC.

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.

EPC RATING

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

VIEWINGS

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