



## 302 Navigation Walk, Wakefield, WF1 5RD

**Asking price £92,500**

\*\*\*INVESTORS ONLY\*\*\*TENANT IN SITU\*\*\*

CityRise is thrilled to present a stunning one bedroom apartment in Wakefield.

Situated in a highly sought-after area of Wakefield, this apartment is within close proximity to amenities, public transportation, shopping centres, and entertainment options. The apartment features a contemporary design, maximizing both space and aesthetics; open-plan layout creates a bright and welcoming atmosphere, perfect for tenants seeking a comfortable and modern living space.

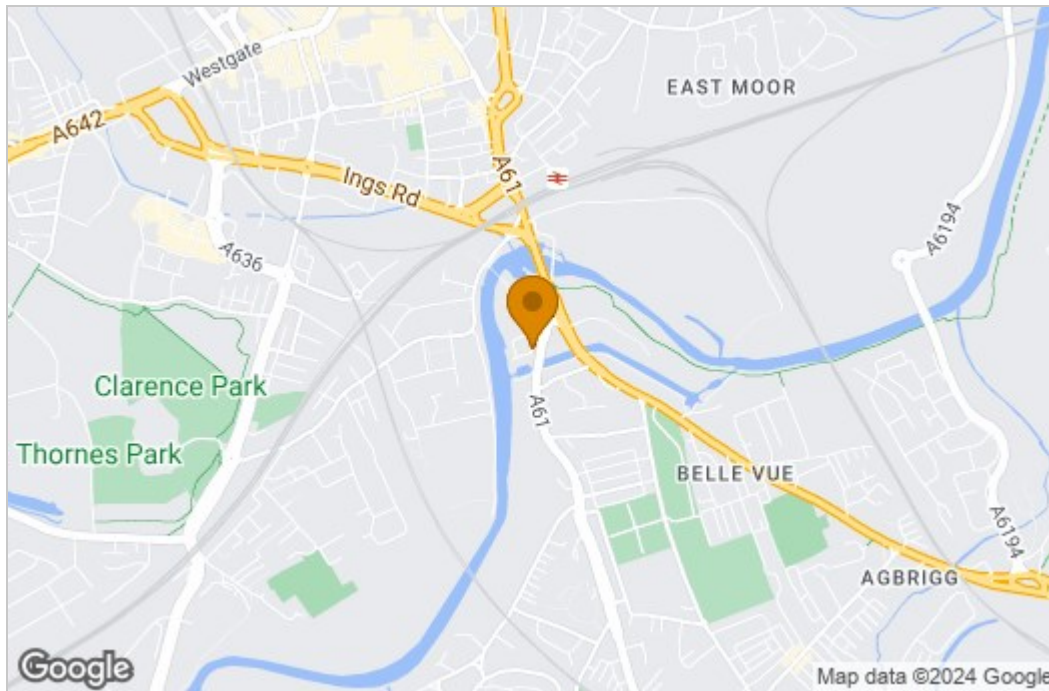
The kitchen is equipped with modern appliances and ample storage space, bedroom is generously sized, providing tenants with a comfortable retreat. Large windows allow for plenty of natural light, enhancing the overall ambiance of the space. The apartment also benefits from a well maintained and modern bathroom.

The property has a proven track record of consistent rental income, making it a reliable investment for those looking for a steady cash flow. Wakefield is experiencing a steady increase in property values, making it an attractive location for investors.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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