



Bradford Road Menston | Menston | LS29 6DD

Asking price £175,000

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# 9 Marlborough Court

Bradford Road | Menston

Menston | LS29 6DD

Asking price £175,000

A delightful two bedroomed apartment located on the first floor of this highly-regarded, purpose-built development featuring a private East facing balcony, garage and access to beautifully kept communal grounds.

- Two Bedrooms
- Spacious Sitting Room
- Private South West Facing Balcony
- Garage
- Access To Lawned Communal Gardens
- Convenient Location

With electric heating, the accommodation comprises:

## Ground Floor

### Communal Entrance

A secure communal entrance with stairs leading to the upper floors.

## First Floor

### Private Entrance Hall

15'2 x 3'3 (4.62m x 0.99m)

Including a linen cupboard housing the water cylinder.

### Sitting Room

14'10 x 11'5 (4.52m x 3.48m)

Including a feature fireplace with marble surround and hearth and enjoying a beautiful outlook towards open fields. A glazed door leads to:

### Balcony

A private, covered East facing balcony offering the perfect place to enjoy the evening sunshine.





Occupying a convenient position on the edge of Menston village, the apartment enjoys a pleasant outlook towards open fields while Marlborough Court provides residents with ample off-street parking.



### Kitchen

9'3 x 8'5 (2.82m x 2.57m)

Comprising a good range of base and wall units with coordinating work surfaces and tiled splashback. Appliances include an oven, grill, four ring electric hob with hood over, fridge/freezer and plumbing for a washing machine. Windows to two sides.

### Bedroom

11'5 x 10'10 (3.48m x 3.30m)

A double bedroom providing an outlook over the rear communal gardens.

### Bedroom

9'4 (plus entry recess) x 8'4 (2.84m (plus entry recess) x 2.54m)

With a window to the rear elevation, again overlooking the communal gardens.

### Bathroom

7'5 x 5'4 (2.26m x 1.63m)

Comprising a bath, hand wash basin, w.c and a window to the side elevation.

### Outside

### Garage

A useful garage accessed via an up and over door.

### Communal Grounds

Marlborough Court is surrounded by well-kept lawned communal gardens featuring mature trees and shrubs.

### Tenure

Leasehold with the balance of a 999 year lease commencing from 5/5/1969.

### Service Charge

Service charges £900.00 per annum and Ground rent £15.00 per annum.

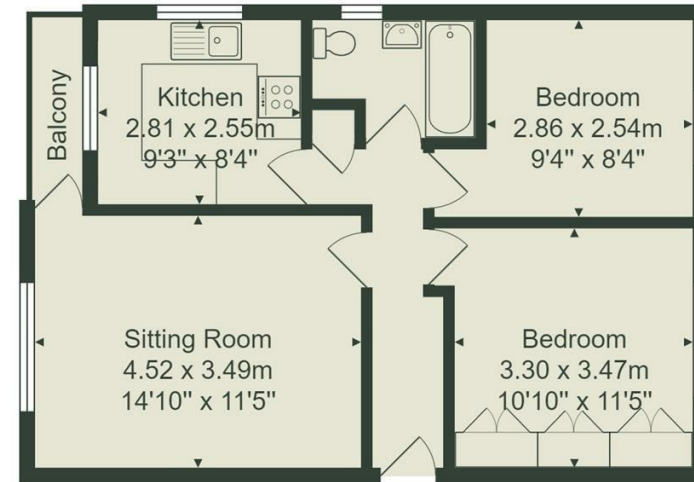
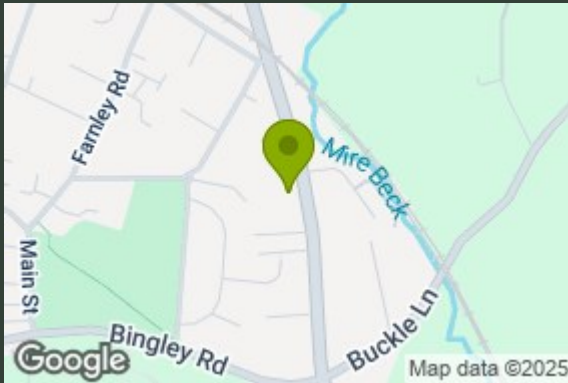
### Please Note

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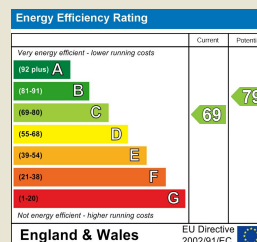


Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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