



**MARTIN&CO**

This Beautiful One bedroom apartment offered with No chain.

Low Wood, 46 Clarence Road, LS18 4GX

£175,000



This immaculate flat, ideal for first-time buyers and investors, features a well-designed layout with a reception room, kitchen, double bedroom, and bathroom, all in a prime location with excellent transport links and amenities, plus the luxury of parking.







Apartment



1



1



1



Gated / private parking



Band - B



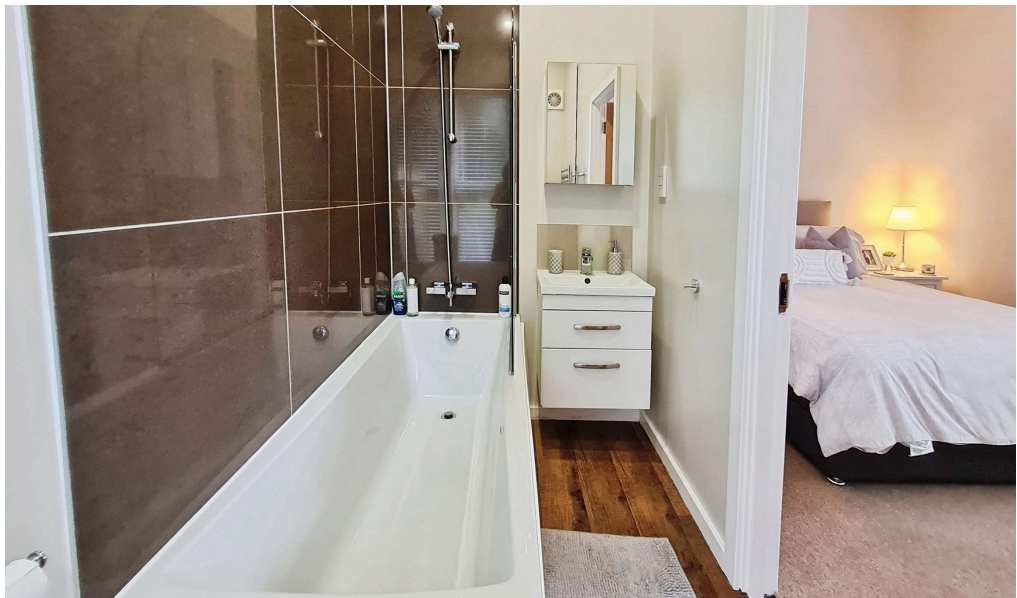
EPC - D

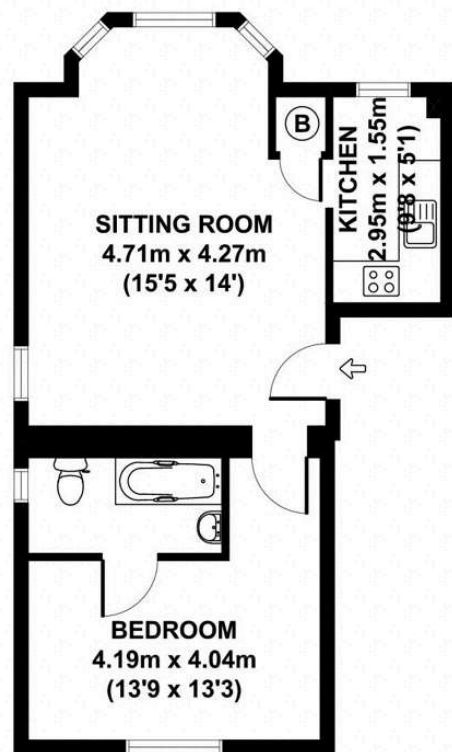


LEASEHOLD



495 sqft





FLAT 3

LOW WOOD, 46 CLARENCE ROAD, LS18 4GX

APPROX. GROSS INTERNAL FLOOR AREA 46 SQ M / 495 SQ FT

An attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are given to the best of our knowledge and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as a guide only. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

A well-proportioned layout comprising one reception room, a kitchen, a double bedroom and a bathroom. Every room in this property has been meticulously designed to make the most of the space available, thus providing a comfortable living atmosphere.

The reception room is a standout feature of the property, adorned with large windows that flood the room with natural light and offer an enchanting view of the garden. This space is perfect for both relaxation and entertaining visitors.

The kitchen is practical and well-equipped, ready to inspire culinary creativity. Moving on, the bedroom is generously spacious, offering ample space for a double bed and associated furniture.

You will find the bathroom serving the property to be modern and well-maintained, providing perfect functionality for your daily routines.

The property is rated D on the Energy Performance Certificate (EPC) and falls within council tax band B, indicating reasonable running costs.

A unique feature of this property is the provision of parking, a luxury in such a prime location. Speaking of location, this property is ideally situated with excellent public transport links, local amenities, and walking routes all within close proximity, adding to the convenience of living here.

In summary, this flat, with its immaculate condition and brilliant location, offers an excellent opportunity for those looking to step onto the property ladder or add to their investment portfolio.

**Length of Lease : 994 years remaining**

**Ground Rent £50 per annum**

**Service charge: £1,566 per annum**