



26 Sandringham Drive, Alwoodley
£135,000

ALAN COOKE
SALES & LETTINGS

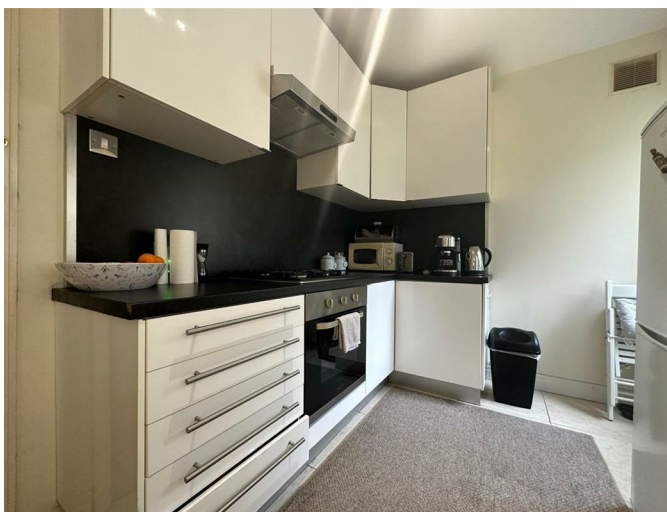
FULL VIDEO TOUR AVAILABLE - IDEAL FOR INVESTORS/FIRST TIME BUYERS - A WELL TWO BEDROOM GROUND FLOOR APARTMENT. BRIEFLY COMPRISING ENTRANCE HALL, LIVING ROOM, MODERN KITCHEN - WITH WHITE GOODS, MODERN WHITE BATHROOM WITH SHOWER, TWO BEDROOMS WITH BUILT IN WARDROBES. THE PROPERTY HAS RECENTLY BEEN REFURBISHED AND HAS SOLID WOOD FLOORS THROUGHOUT AND BENEFITS FROM GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING. THE PROPERTY IS WELL LOCATED WITHIN WALKING DISTANCE TO MOORTOWN CORNER AND IS CLOSE TO A VARIETY OF TRANSPORT LINKS TO THE CITY CENTRE.

AREA GUIDE

Superbly located within walking distance to Moortown corner's shops and restaurants, Post office, hair dressers, Marks and Spencer food Hall and many more. Close to excellent transport links into the city centre and Harrogate

TENURE

LEASEHOLD - 166 years - The current owner is renewing the lease for the new owner - this will add 90 years to the current lease meaning by completion the lease will be 166/167 years
Ground Rent: £10 per annum
Service Charges: £365.03 per annum paid until 25th of march 24'





COUNCIL TAX BAND

BAND B

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

