

Offers in the region of £75,000  
The Sugar Mill, Blakeridge Mill Village,



 1  
Bedroom

 1  
Bathroom

Tenure :  
Leasehold



Tudor Sales & Lettings are pleased to offer for sale this One Bedroom Furnished Apartment in the Impressive Blakeridge Mill Development. Re furnished to a high standard this former Mill is in the heart of Batley. Comprises: - entrance hallway, open plan living area, bedroom and shower room. Electric heating. On site Pool and Gym Facility at an extra cost to the developers. On site parking. Within close proximity of local amenities. Early viewing highly recommended.

Please note that this property will be sold with the furniture included in the sale!

Leasehold remaining 984 years

Ground Rent £338.93 p.a    Service Charge: £1756.66 pa

Cash buyers only

Book your viewing today!

### **Kitchen/Living Room**

Open plan Kitchen/Living Room with a range of wall and base units to kitchen area. Integrated appliances include oven with hob over and sink with mixer tap. Electric radiator, wooden flooring and double glazed window.

### **Bedroom 1**

Double bedroom with wooden flooring and double glazed window. Electric radiator

### **Shower Room**

Partially tiled modern shower room with white three piece suite comprising of WC, hand basin and shower unit.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

