



18 Richmond Apartment Charlotte Close, Halifax, HX1 2NY

Offers Over £148,000

- : Highly Desirable Location
- : 2 Double Bedrooms
- : Modern Kitchen
- : Easy Access to The Local Amenities Of Skircoat Green & Savile Park
- : Realistically Priced
- : Spacious Accommodation
- : Modern Bathroom
- : Easy Access to Halifax Town Centre
- : Lift To All Floors
- : Viewing Essential



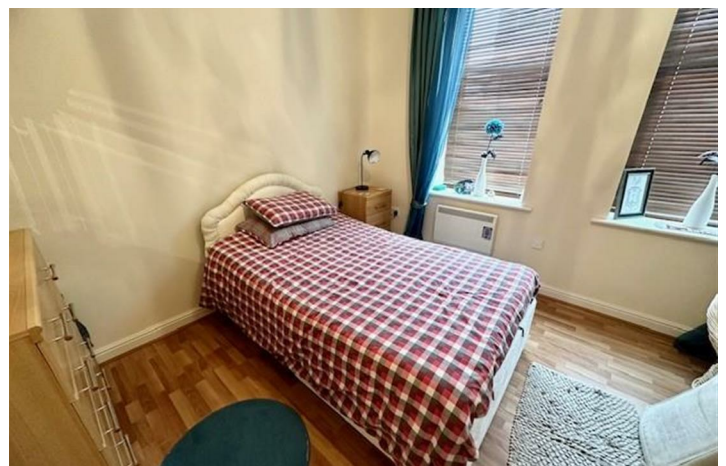
## 18 Richmond Apartment Charlotte Close, Halifax HX1 2NY

Situated in this highly desirable and much sought after residential location, in the heart of Savile Park, lies this first floor two bedroomed apartment providing attractive accommodation. The property briefly comprises an entrance hall, lounge, modern fitted kitchen, two double bedrooms, bathroom and designated parking. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

From the communal entrance there are stairs and lifts to all floors. The front entrance door opens into the



Council Tax Band:



### ENTRANCE HALL

With electric storage heater, door to cupboard providing excellent storage facilities, further door to cylinder cupboard with storage facilities, intercom entry system.

From the Entrance Hall a panelled door opens into the

### LOUNGE

16'0" x 13'9"

With double glazed windows to the front and side elevations providing a light and spacious aspect, modern living flame pebble effect wall mounted fire, two electric storage heaters, one TV point and a laminate wood floor.

From the Lounge through to the

### KITCHEN

10'9" x 6'0"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, for ring halogen hob with extractor above and fan assisted electric oven and grill beneath, integrated fridge freezer, integrated dishwasher and integrated washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls.

From the Entrance Hall a door opens into the

### BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush W/C and walk-in shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, heated towel rail, laminate wood floor.

From the Hall a door opens to

### BEDROOM TWO

10'9" x 13'4" narrowing to 12'2"

With two double glazed windows to the side elevation, electric heater, laminate wood floor.

From the Entrance Hall a door opens to

### BEDROOM ONE

14'2" x 15'1" narrowing to 10'0"

With double glazed window to the side elevation, electric wall mounted heater, laminate wood floor.

### GENERAL

The property is leasehold on a 999 year Lease commencing 2006. The ground rent is 150 and the service charge is 178.50 per month. The property is in council tax band

### EXTERNAL

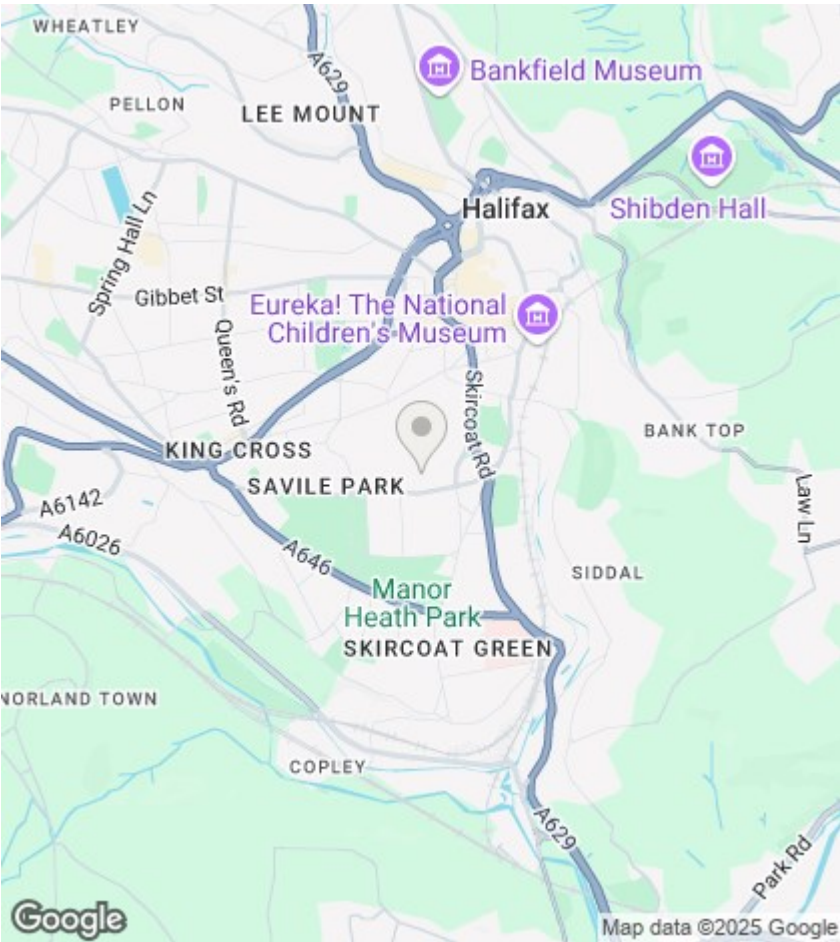
There are communal gardens and one designated parking space with parking available for visitors.

### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

Sat nav HX



Directions

Sat Nav HX

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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