



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

Welcome to this charming flat located on the desirable Royal Development in Savile Park, close to Halifax. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first time buyers or a retired person or couple.

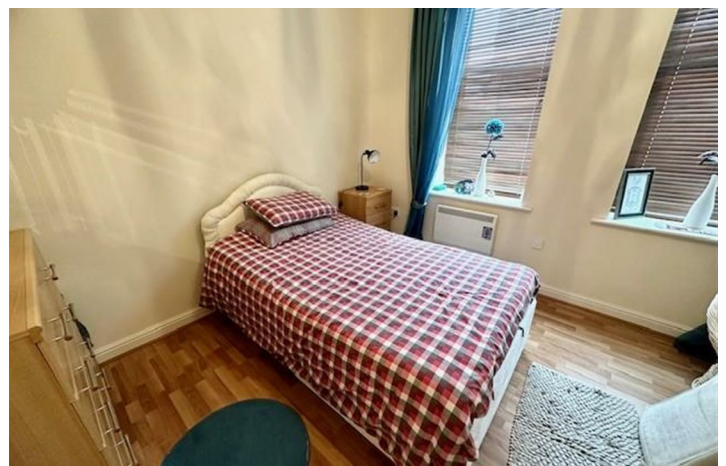
Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat boasts two well-proportioned bedrooms, offering ample space for rest and relaxation. Each room is filled with natural light, creating a bright and airy feel throughout the property. The flat also features a modern bathroom, designed with both style and functionality in mind.

Situated in a peaceful neighbourhood, Charlotte Close offers easy access to local amenities, including shops, schools, and parks, making it a convenient location for everyday living. The surrounding area is well-connected by public transport, ensuring that you can easily explore all that Halifax has to offer.

This flat presents an excellent opportunity for those looking to invest in a property that combines comfort, style, and practicality. Do not miss the chance to make this lovely flat your new home.



Council Tax Band: C



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

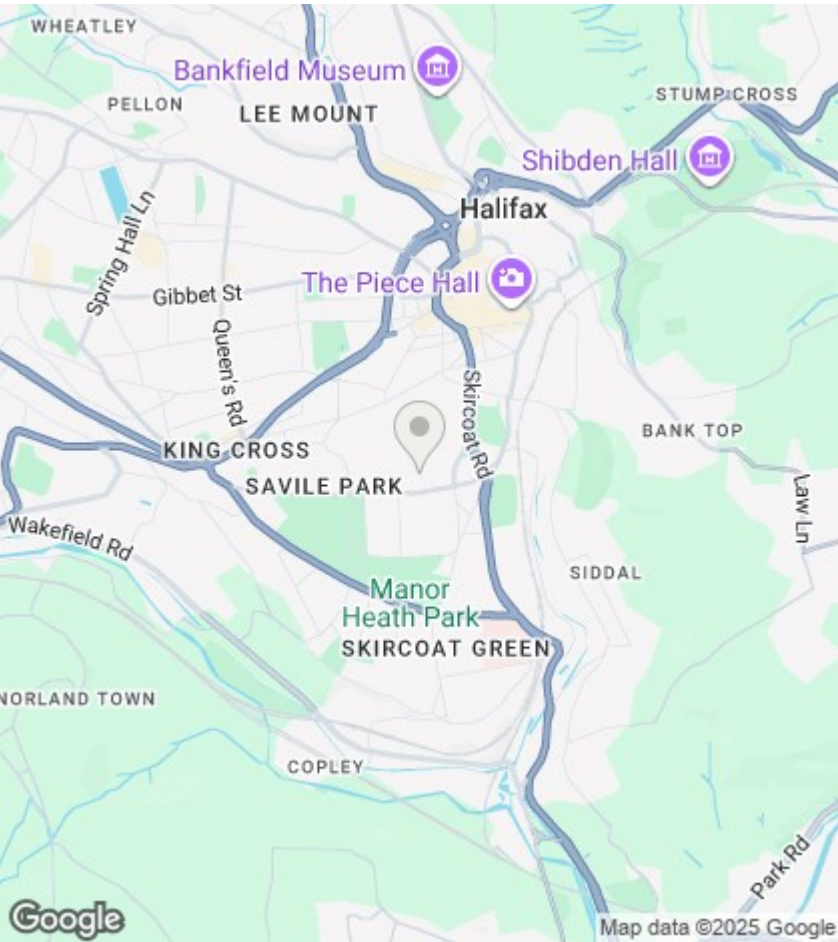
There are communal gardens and one designated parking space with parking available for visitors.

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