



1 Rawson Apartments Charlotte Close, Savile Park, Halifax, HX1 2NU

Offers Around £130,000

- : Superb Ground Floor Apartment
- : Modern Kitchen With Appliances
- : Double Bedroom
- : Period Character Features
- : Designated Parking
- : Lounge with Dining Area
- : Modern Bathroom
- : Patio Garden
- : Desirable Residential Location
- : Viewing Essential

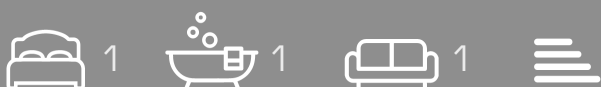
1 Rawson Apartments Charlotte Close, Halifax HX1 2NU

Just step inside this delightful one bedroom ground floor apartment and you cannot fail to be impressed by the attractive accommodation provided, which retains many period character features.

This charming home briefly comprises an entrance hall, spacious lounge and dining area, modern fitted kitchen, store room, bathroom, double bedroom and a private patio garden to the front. Benefitting from double glazing, gas central heating, and allocated parking within a gated development, this apartment presents an ideal opportunity for a first-time buyer or those seeking to downsize in style.

The property is situated within the highly desirable and much sought-after Royal Development in the Savile Park area of Halifax, providing excellent access to the local amenities of Savile Park and Skircoat Green, as well as convenient access to Halifax Town Centre.

Very rarely does the opportunity arise to purchase such a quality one bedroom ground floor apartment in this prestigious location, and as such an early inspection is strongly recommended.



Council Tax Band: B



ENTRANCE HALL

Entrance door opens into a welcoming hallway with fitted carpet, single radiator and intercom entry system. A particularly attractive feature is the original exposed brick archway which adds character and charm to the space.

From the entrance hall door to

LOUNGE & DINING AREA

14'4" x 12'7"

The central feature of this spacious room is the original stone arch to the front elevation, incorporating large double glazed windows and a door opening onto the flagged patio garden. The character of this room is further enhanced by the exposed brick archway, which is a central feature of this room. Two radiators with decorative covers, fitted carpet, and TV point.

From the Lounge through to the

MODERN FITTED KITCHEN

9'2" x 7'10"

Fitted with a modern range of matching wall and base units with complementary work surfaces and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap, four ring induction hob with extractor canopy above and electric oven and grill beneath. Integrated appliances include fridge/freezer, dishwasher and washing machine. One single radiator and a neutral ducor complete this attractive kitchen.

From the entrance hall door to

STORE ROOM

This spacious storeroom provides excellent storage facilities as well as housing the Worcester gas central heating boiler.

From the entrance hall door to

BATHROOM

Fitted with a modern white three piece suite comprising pedestal wash basin, low flush W/C and panelled bath with mixer shower tap. The bathroom is tiled around the suite with a complementing colour scheme to the remaining walls and features an exposed brick arch detail. Single radiator and fitted carpet.

From the entrance hall door to

DOUBLE BEDROOM

12'6" x 11'8" (maximum)

A generous double bedroom with large arched window to the rear elevation incorporating double glazed units. Fitted bedroom furniture includes wardrobes and bridging units, providing excellent storage. One double radiator and fitted carpet.

EXTERNAL DETAILS

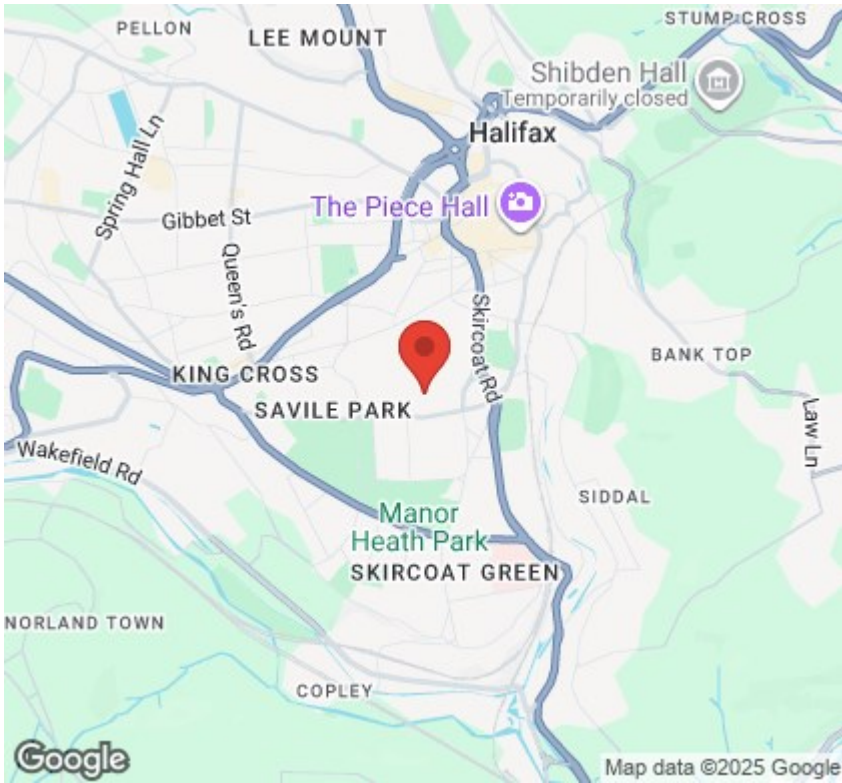
The apartment is set within a secure gated community featuring one designated parking space and additional visitor parking. A private flagged patio garden to the front can be accessed directly from the lounge, providing a pleasant outdoor seating area with further communal gardens within the development.

GENERAL INFORMATION

The property is leasehold on a 999-year lease commencing 2004.
Ground Rent: 150 per annum.
Service Charge: 122 per month
Council Tax Band: B.

VIEWING

Strictly by appointment please tel Property@Kemp&CO & Co, Halifax 01422 349222.



Directions

SAT NAV HX1 2NU

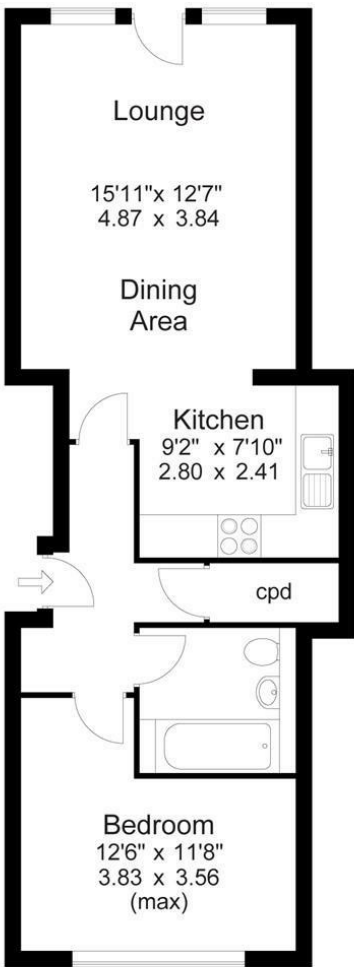
Viewings

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	

Approx Gross Floor Area = 541 Sq. Feet
= 50.3 Sq. Metres



For illustrative purposes only. Not to scale.