



RESIDENTIAL



## 24 Richmond House Apartments Charlotte

Halifax, HX1 2NY

£120,000 Leasehold





We are delighted to offer for sale with no upper chain this first floor, duplex apartment which offers very generous sized two bedroom accommodation and forms part of the development that was originally the hospital. Not only does the apartment have good sized rooms throughout, it also has quality fixtures and fittings, double glazing, economy seven electric heating and parking.

### Location

This is a very pleasant residential environment set back off Free School Lane, a short walk from Savile Park. Halifax town centre, it's shops and all it's amenities are also within walking distance.

### Accommodation

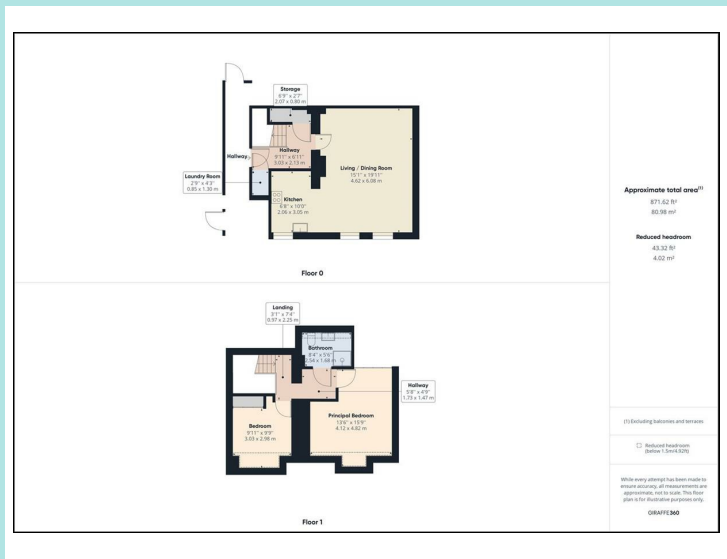
On the ground floor, there is a large communal entrance hall with intercom security system. There is then a lift and staircase to the first floor.

As you enter the apartment there is a hallway with useful storage cupboards, one of which houses the hot water system. The generous sized lounge is light and airy with two windows and is open then to the kitchen which has an inset stainless steel sink and comprehensive range of units and a full range of integrated appliances.

The staircase then leads to the second level where there are two large bedrooms, both with fitted wardrobes and Velux skylight windows. Shower room with WC, wash and basin and fully tiled shower cubicle. Landing.

Outside, there are communal garden areas together with one designated parking space. Visitor parking is also available.

Please Note: The apartment is Leasehold on a Term of 999 years from 1st January 2003. We are advised the Ground Rent is £150 per annum Service charges £192.42 per month / £2,309.04 per annum.



Council tax band: C  
 EPC rating: 78 (C)  
 Ground rent: £150 per annum  
 Service charge: £192.42 per month / £2309.04 per annum.

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01484 711200



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