



RESIDENTIAL



43 Regent Court Albert Promenade

Halifax, HX3 0HD

£125,000 Leasehold





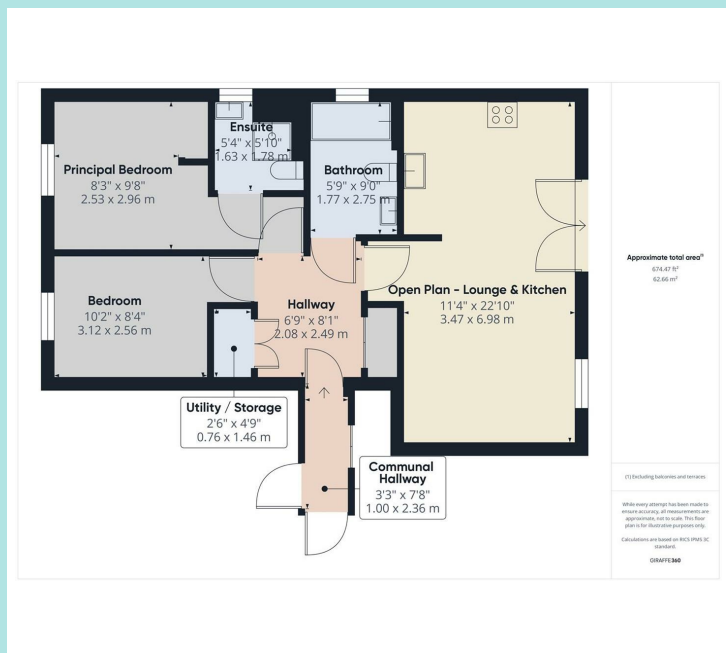
This first floor apartment offers well planned two bed roomed accommodation ideal for a couple. Step inside you will appreciate it does require some cosmetic updating but this has been reflected in a competitive asking price. An ideal opportunity therefore to create a home to one's own style and tastes. The lounge area has French doors and a Juliet balcony and the main bedroom has fitted wardrobes and an ensuite shower room.

Location

This is a popular development just off Albert Promenade amidst this highly regarded residential area a stone's throw from Savile Park ,close to the local hospital and less than five minutes from the town centre.

Accommodation

On the Ground Floor is a Communal Entrance with intercom system. Apartment 43 is on the First Floor. There's a good sized Entrance Hall with large storage cupboard having plumbing for the washing machine. Separate cupboard housing, the hot water tank and cloakroom cupboard. The Lounge at the rear of the apartment has laminate flooring electric storage heater and French doors with a Juliet balcony. This is an open to the Kitchen Area with inset stainless steel sink base units, drawer units and wall units with worktops and tiled splashback. Integrated appliances include an electric hob, oven , slimline dishwasher and fridge. The Main Double Bedroom has fitted open fronted fitted wardrobes and electric storage heater. Ensuite Shower Room with WC wash hand basin and fully tiled shower cubicle. Shaver point and electric wall heater. The Second Bedroom is a small double with electric wall heater and laminate flooring. Bathroom with three-piece white suite comprising WC wash hand basin and bath mixer tap shower unit complementary tiling and a shaver point. There is one designated parking space and visitor spaces. The Property is Leasehold on a 155 year lease from 2004 . Ground rent £371



Council tax band: B
EPC rating: C
Ground rent: £371
Service charge: £1548 pa

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