



2 Kings Vale Apartments Lambert Street

Greetland, Halifax, HX4 8AA

£110,000 Leasehold





Converted in 2019, 2 Kings Vale Apartments is a ground floor two bed roomed apartment being one of just a few in this former Jehovah's Witness Kingdom Hall. Step inside and you will appreciate the accommodation is well planned, has generous sized rooms and high-quality fittings throughout. Together with the property there is one designated parking space.

Location

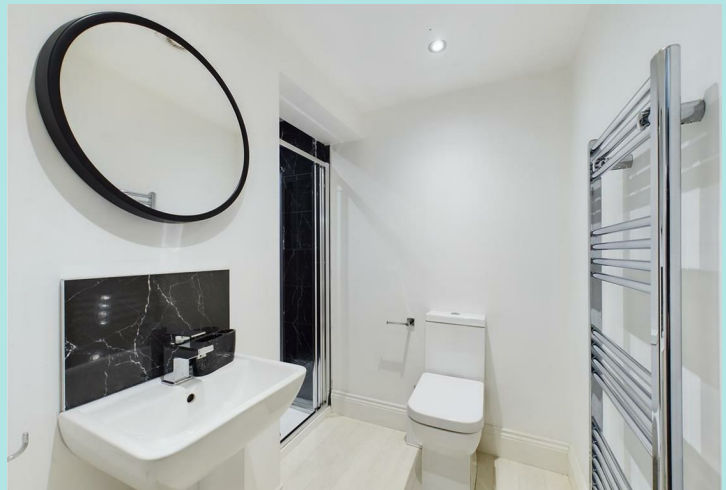
The property stands on Saddleworth Road, a stone's throw from the centre of West Vale it shops, cafes, bars and restaurants. No 2 is in a pleasant position on the ground floor away from the road. Junction 24 of the M62 is less than a 10 minute drive away making it the perfect location for those needing to commute.

Accommodation

There's an Entrance Lobby with the composite external door. This leads to a good sized Living Room/Kitchen area with two windows and an electric wall heater. The Kitchen area has an inset sink and range of modern base, drawer and wall units with worktops and integrated appliances, including an electric hob, electric oven, dishwasher and fridge freezer. With spotlights to the ceiling. There is an inner Hallway leading to the bedrooms and having a storage cupboard with the hot water tank. The Main Bedroom is a double with wall light points and an electric wall heater. En suite Shower Room with a white suite comprising: WC, wash hand basin and a shower cubicle. Complementary tiling and a heated towel rail. The Second Bedroom is also also a double with Wall light points and an electric wall heater. Bathroom with white suite comprising: WC, wash hand basin and bath with shower unit and shower screen. Complementary tiling extractor fan and heated towel rail.

There's one designated parking space in the car park.

The property is leasehold on a 125 year lease from the 20th of March 2020. The current service charge is £2,064 per annum.



Council tax band: B

EPC rating: C

Ground rent: Included within Service Charge.

Service charge: £2,064 per annum

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