

MoveNow Properties



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FOR SALE

Grosvenor House, Wakefield,

WF1 3FJ

1 Bedroom, Third Floor Apartment

£99,000



Movenowproperties are pleased to present this furnished 1 bedroom apartment on the third floor. Having open plan living space and finished to a high standard. Must be viewed to appreciate.

- Part furnished
- Open plan living area / kitchen
 - Modern & stylish finish
 - 1 Bedroom
 - Third floor apartment
 - Town centre location
- Ideal investment opportunity
 - Not to be missed

Entrance Hallway

With Carpet flooring, neutral decoration, cupboard housing water tank, intercom system, doors leading to separate rooms and spotlights to ceiling.



Open Plan Kitchen / Living Area

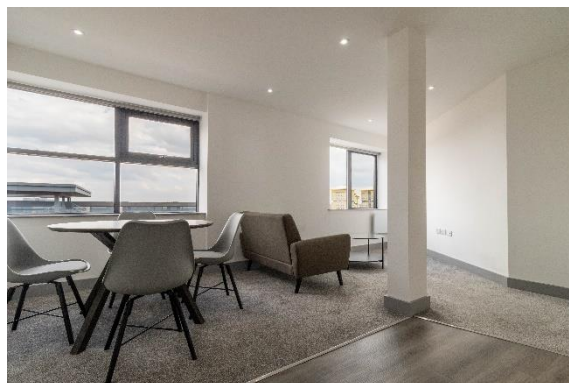
Measurements: 19' 7" x 15' 5" (5.98m x 4.69m)

Kitchen

Modern kitchen with a range of wall and base units with complementary work surfaces, stainless steel sink and drainer, integrated fridge / freezer, integrated washer / dryer, electric oven and hob with extractor above, part tiling to walls, laminate flooring and spotlights to ceiling.

Living Area

Spacious living area with carpet flooring 2 double glazed windows with fitted blinds allowing lots of natural light, neutral decoration, electric heater, dining table with 4 chairs, sofa, coffee table, TV aerial and spotlights to ceiling.



Bedroom

Measurements: 13' 9" x 9' 3" (4.18m x 2.83m)

Double bedroom with carpet flooring, neutrally decorated, double glazed window with fitted blind, double bed with mattress, 2 bedside tables, wardrobe, drawers, electric heater and spotlights to ceiling.



Shower Room

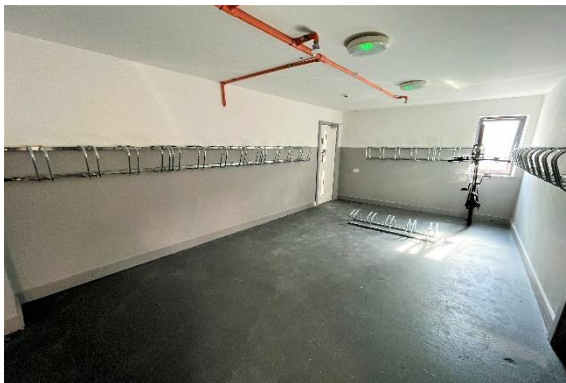
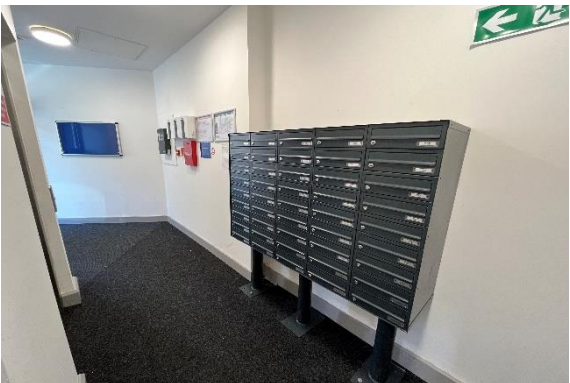
Measurements: 11' 3" x 6' 9" (3.44m x 2.05m)

Comprising of large shower cubicle, low flush WC with sink set in vanity, part tiling to walls, laminate flooring, mirror, spotlights to ceiling, chrome towel heater and extractor fan.



Communal

Well maintained communal areas accessed via secure door entry coded system. With letterboxes and lift access. Also benefitting from internal bicycle storage and bin storage.



Satellite / Fibre TV Availability

BT

Sky

Parking

No parking available

Council Tax

Band A

Tenure

Leasehold

Term: 999 years from 2023 Approx 998 years remaining

Service Charge: £1244 per annum

Ground Rent: Peppercorn lease

EPC Rating: C 73

Please contact us for further details of the full EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	73
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

01924 249349

info@movenowproperties.com

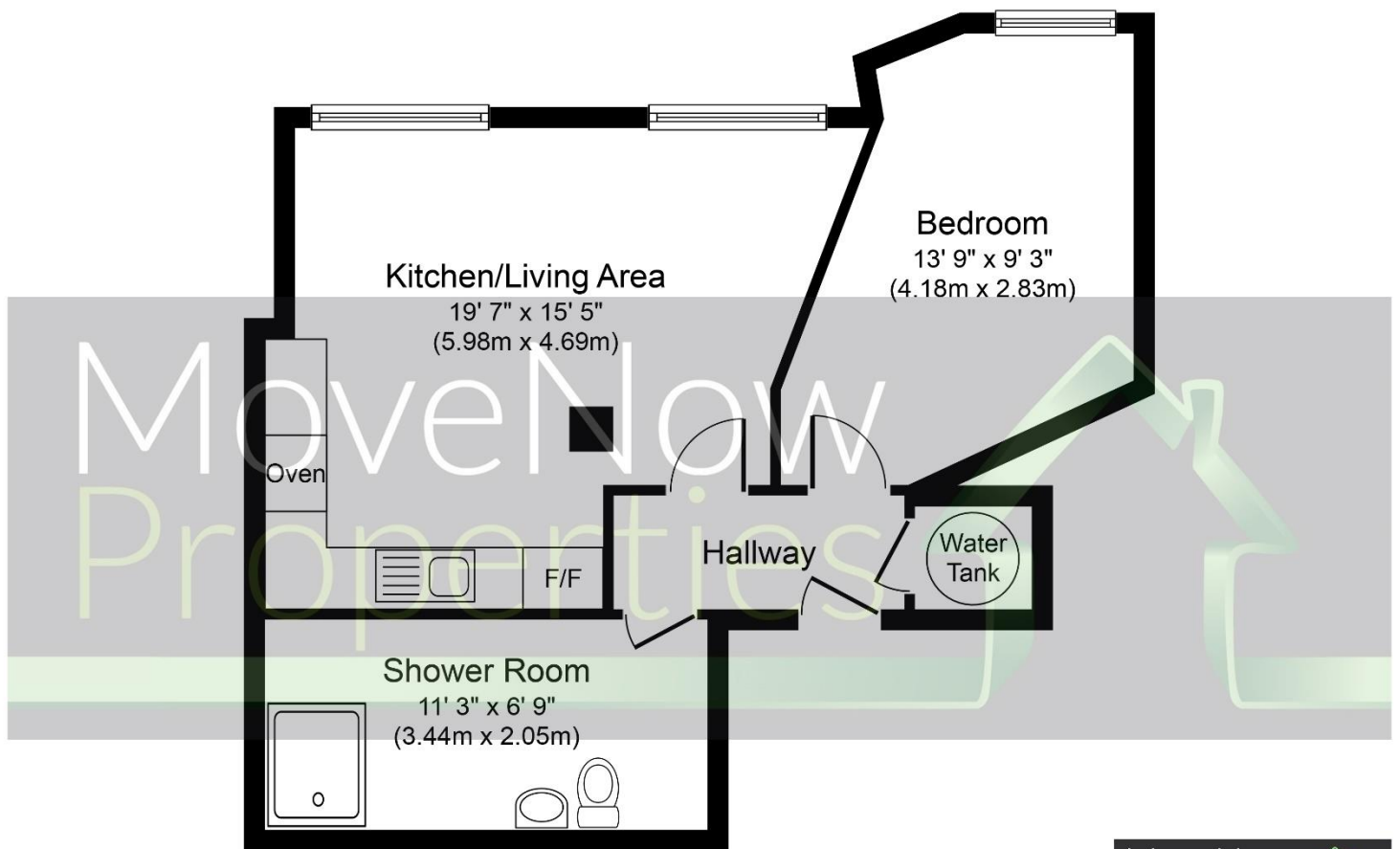
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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Approximate Floor Area
517 sq. ft.
(48.1 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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