

SOLD STC



Cedar Apartments, Parklands Manor

2 Bedrooms, 1 Bathroom, Apartment

£120,000



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- Offered With No Chain
- Two Bedroom Apartment
- For Sale With Or With Out Tenants
- Spacious Accommodation
- Second Floor Apartment

Martin and Co - Wakefield are pleased to bring to the market this superb second floor apartment ideal for the investor or first time buyer or professional couple looking to gain access onto the property market, benefiting from UPVC double glazing and gas CENTRAL HEATING throughout. This apartment is one of Six in the stand alone block

The accommodation briefly comprises communal entrance hall, apartment entrance hallway with loft space, superb open plan living/kitchen/dining area, two double bedrooms, house bathroom Outside, there are attractive communal garden areas and allocated parking. The Apartment itself self is set as one three apartments in this block.

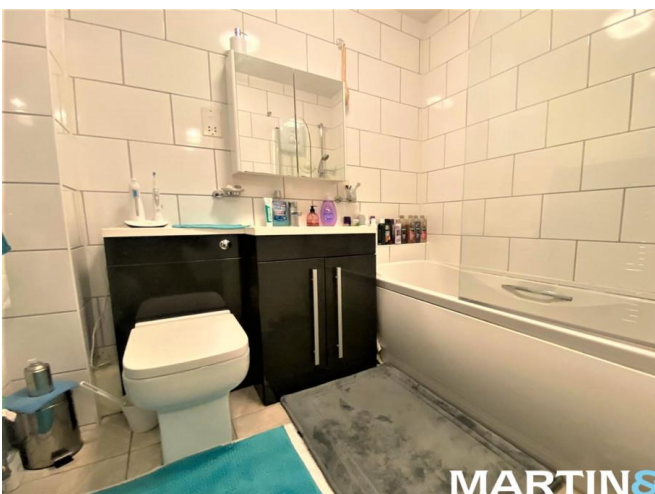
Offered for sale with no chain involved, a viewing is highly recommended to fully appreciate the spacious accommodation on offer.

The property is well placed for local amenities including shops and schools, whilst having good access to the M1/M62 motorway networks as well as Kirkgate and Westgate train Station. There are main local bus routes nearby travelling to and from the city centre.

The apartment can be sold with sitting tenants and with furniture however it can be sold with vacant possession and furniture negotiable

ENTRANCE HALL Radiator, Carpet, spacious storage cupboard and doors to the open plan living space, two bedrooms and house bathroom bathroom and access to loft space

LIVING/KITCHEN/ DINING AREA The kitchen area comprises of an upgraded kitchen with a range of wall and base units with laminate work surface over incorporating dark brown sink and drainer, integrated





oven and electric hob and stainless steel cooker hood above, fridge/freezer, washing machine, part splash back, light, UPVC double glazed windows to the front and radiator.

The lounge area having great private views of the communal gardens and having ample room for a dining area.

MASTER BEDROOM Located to the front of the apartment and having UPVC double glazed window, radiator Door To dressing Room

DRESSING ROOM Located off the master bedroom ideal for small office as well

BEDROOM TWO Located to the front of the apartment UPVC double glazed window and radiator.

HOUSE BATHROOM Paneled bath with shower over bath both electric and gas mains shower, low flush w.c. and pedestal wash basin. fully tiled walls, radiator and

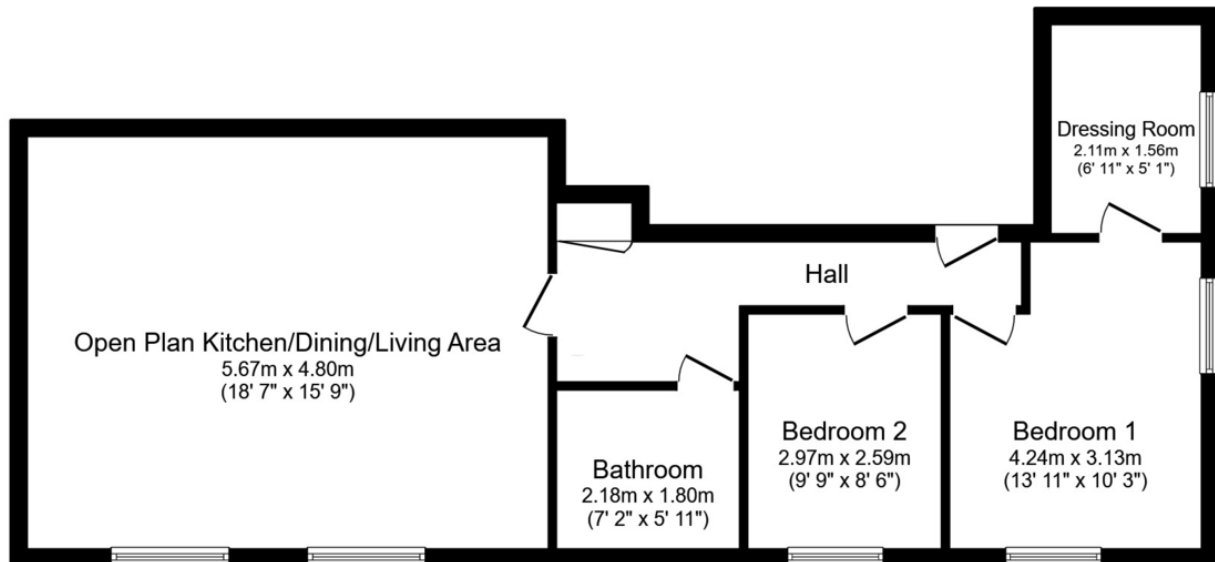
extractor.

EXTERNAL There are communal garden areas and one allocated parking space.

LEASEHOLD The service charge is £1600 PS and ground rent £300 PA. The remaining term of the lease is 978 years (2024)



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First Floor

Floor area 70.2 m² (756 sq.ft.)

TOTAL: 70.2 m² (756 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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