

SOLD STC



Newton Court, 18 Scampston Drive

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £140,000

MARTIN&CO



Newton Court, 18 Scampston Drive

2 Bedrooms, 2 Bathroom

Offers In Excess Of £140,000

- Modern Apartment
- Second Floor
- Two Double Bedrooms
- En-suite To Master Bedroom
- Parking For One Car

Martin & Co Wakefield are pleased to present to the market this well presented, two bedroom second floor apartment located in East Ardsley. Situated within a short distance of Wakefield city centre and motorway links within close proximity, ideal for commuters. This apartment is immaculately presented throughout and boasts modernisation and practicality. With the convenience of one parking space and the use of additional shared guest spaces. Situated within a short distance of Wakefield city centre and motorway links within close proximity, ideal for commuters.

ENTRANCE HALL Upon entrance to the property you are greeted with a welcoming hallway leading you to each room of the property with bathroom on your immediate right following to the two double bedrooms and kitchen and lounge to rear of the hallway.

LOUNGE 12' 3" x 11' 10" (3.75m x 3.62m) The lounge is a serene and inviting space designed to offer both comfort and style. The room features a neutral décor palette, with soft, muted tones that create a calming atmosphere complete with UPVC patio doors with railing to external and window to left elevation and modern style low radiator.

KITCHEN/DINER 10' 7" x 9' 0" (3.25m x 2.75m) A modern kitchen with a sleek and functional design. The décor is characterized by neutral tones, contributing to a clean and contemporary aesthetic. The cabinetry is finished in a glossy, light grey color, which enhances the brightness of the room. These cabinets are complemented by stainless steel handles that add a touch of sophistication. Central to the kitchen is a stainless steel oven and gas hob, paired with a stylish, matching extractor hood above surrounded by ample storage space provided by drawers and cabinets. The countertops are a dark, solid surface that contrasts nicely with the lighter cabinets, offering a durable and





practical workspace. Next to the sink area, which features a modern faucet and an integrated drainer, a UPVc window allows natural light to flood in, illuminating the kitchen and providing a view of the outdoors.

BEDROOM ONE 11' 0" x 10' 4" (3.37m x 3.15m) The master bedroom is a double room that exudes comfort and elegance. The room features a plush carpet in a neutral beige tone, adding warmth and a soft underfoot feel. The walls are painted in a soft grey, creating a soothing ambiance complete with UPVc window and a complimentary en-suite.

ENSUITE 6' 1" x 5' 10" (1.87m x 1.8m) The En-suite is a modern bathroom with a clean, contemporary design. The lower half of the walls is adorned with stylish horizontal black tiles, accented with white grouting that add texture and depth. Above the tiles, the walls are painted in a soft pastel pink, bringing a touch of warmth and subtle colour to the space. A pristine white pedestal sink is positioned centrally and a modern

white toilet with a clean, streamlined design is placed against the tiled wall. Adjacent to the sink is the shower cubicle tiled from floor to ceiling.

BEDROOM TWO 11' 5" x 8' 9" (3.5m x 2.68m) The second bedroom is a spacious double room complete with large UPVc window and modern style radiator. Perfect space for office use or guest bedroom.

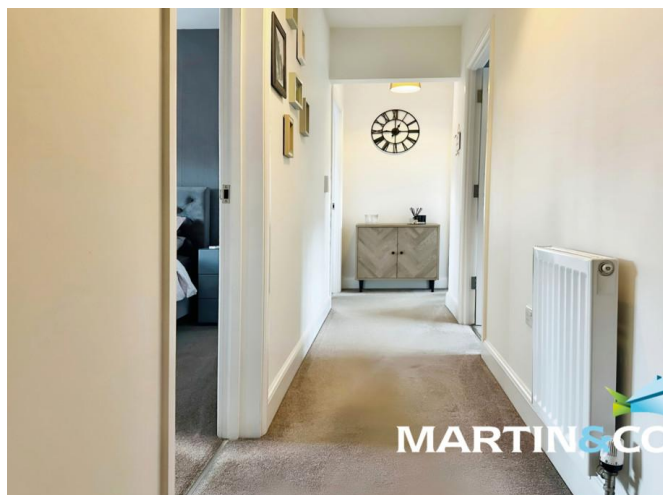
BATHROOM 8' 2" x 6' 0" (2.5m x 1.84m) This modern bathroom is designed to offer both functionality and style, featuring a soft edge square pedestal sink, a toilet, and a shower over the bath with a glass shower screen. The space is thoughtfully arranged to maximize comfort and usability with part tiled walls.

EXTERNAL There is one allocated Parking Space

LEASEHOLD INFORMATION Service Charge: 1273.18 PA

Ground Rent: £100 PA

232 Years Remaining on the Lease





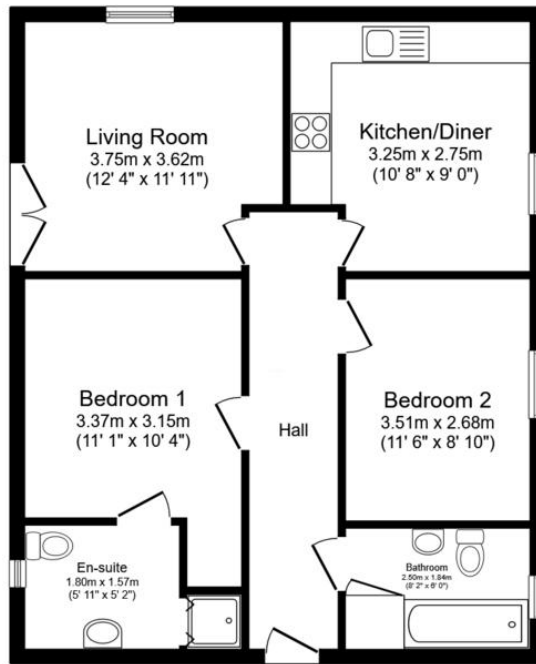
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Floor Plan

Floor area 66.6 m² (717 sq.ft.)

TOTAL: 66.6 m² (717 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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