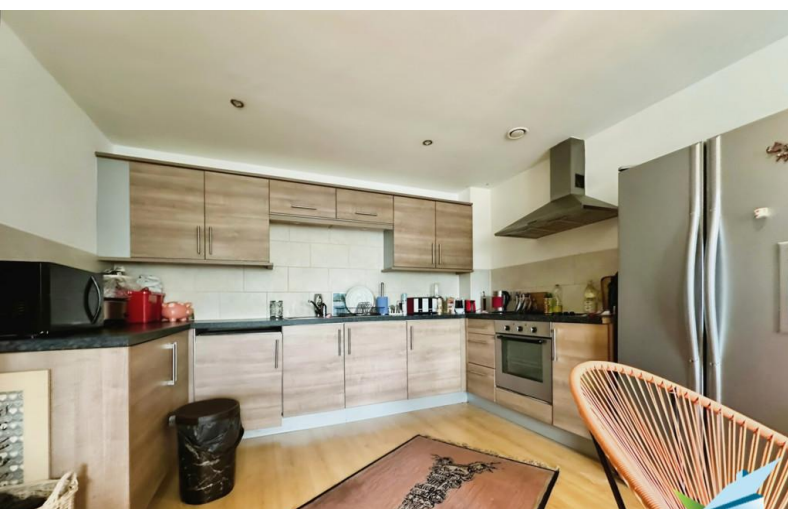


FOR SALE



Chantry Waters, Wakefield

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £65,000





Chantry Waters, Wakefield

1 Bedroom, 1 Bathroom

Asking Price Of £65,000

We have received an offer of £63,000. Any increased offers are to be received within 5 days of this publication at the above agents.

Martin & Co Wakefield are please to bring to the sales market this one bedroom, first floor apartment located in the Chantry Waters development in Wakefield city centre. Within a short distance drive to the M1 Motorway link and walking distance of Kirkgate Train Station this property offers an abundance of transport options. No Chain

- Vacant Possession
- First Floor
- One Bedroom
- Prefect Investment Opportunity
- Close to Local Amenities

HALLWAY Upon entrance you are greeted with the hallway dividing the rooms into individual living spaces.

LIVING/ KITCHEN 22' 8" x 12' 10" (6.91m x 3.92m) The open plan living/kitchen area is a spacious room with a fitted kitchen to the immediate left with a range of modern wall and base units with laminate wood effect finish, complete with electric oven, hob and extractor hood. The lounge is a spacious area with laminate wood flooring and UPVc window to the rear of the room.



BEDROOM 11' 10" x 10' 2" (3.61m x 3.10m) A generously sized double room with a large window allowing natural light to flood the room, electric wall heater and built in wardrobes for additional storage.

BATHROOM 6' 6" x 5' 10" (1.99m x 1.79m) The bathroom features practical design, highlighted by cream-colored tiles that create a warm and inviting atmosphere. These tiles cover both the floor and walls, ensuring a cohesive and polished look. The centrepiece of the bathroom is a versatile combination of a shower over a full-size bathtub. Its modern design optimises space and adds a touch of sophistication with a sleek wall-mounted hand basin and toilet.



LEASE INFORMATION Service Charge: £1931.48 PA
Ground Rent: £125 PA
136 Years remaining on the lease

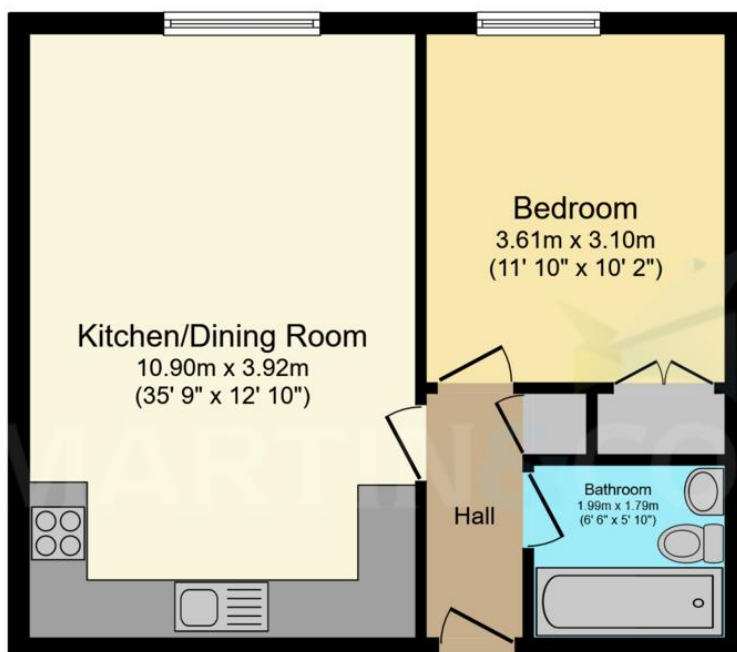
The property is located on a Coalfield

PLEASE NOTE These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out

correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £30.00 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.

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Floor Plan

Floor area 44.9 m² (484 sq.ft.)

TOTAL: 44.9 m² (484 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.