

SOLD STC



Fern Bank, St Johns Place

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £155,000



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- PENTHOUSE APARTMENT SOLD WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS (FORMERLY A 3 BED)
- EN SUITE TO MASTER BEDROOM
- QUALITY FITTED KITCHEN/DINER

Martin & Co - Wakefield are delighted to offer to the Sales Market this fabulous two (formerly three) bedroomed Penthouse Apartment located on the top floor (3rd floor accessed via a lift) of this Prestigious block of similar apartments. Situated in the much sought after St Johns Area of Wakefield within walking distance of the Town Centre along with other amenities including shops, schools and restaurants. Offering many attractive features including an open plan style living, kitchen diner, two double sized bedrooms being en suite to the master bedroom, high vaulted ceilings and fabulous views. Secure gated allocate parking space and communal gardens. We strongly recommend an early internal inspection to avoid disappointment. Don't delay, book your viewing today! Sold with No Onward Chain.

COMMUNAL ENTRANCE HALL A well maintained and secure communal entrance hall providing both stairs and a lift access to all floors.

ENTRANCE HALL An inviting and tasteful Entrance Hallway having a very useful large storage cupboard, electric heater, video entry intercom/telephone, wooden flooring. Doors leading to Living Area, Dining Area (Door to former bedroom three), Both double bedrooms and Main Bathroom.

KITCHEN AREA 11' 2" x 5' 3" (3.4m x 1.6m) Being open plan in design and having an ample range of White high quality fitted wall, base units, drawers with soft closing doors, matching fitted shelving, contrasting counter tops and upstands incorporating a stainless steel sink unit with mixer tap, 4 ring electric hob and built under oven with a stainless steel extractor hood over, integrated washer/dryer, integrated freezer, provision for an under counter fridge, provision for two bar stools in front of one of the base units, wooden flooring. Leading through to the Living Area





LIVING AREA 17' 9" x 14' 1" (5.41m x 4.29m) Having a double glazed sash window, electric heater and wooden flooring, being open plan to the kitchen area and leading through to the dining area.

DINING AREA 13' 1" x 7' 7" (3.99m x 2.31m) Having a double glazed Sash window, wooden flooring, electric panel heater.

BEDROOM ONE 18' 8" x 10' 6" (5.69m x 3.2m) Double glazed Sash window, electric heater, feature high vaulted ceiling, Door leading to en suite shower room/WC

EN-SUITE 8' 2" x 4' 3" (2.49m x 1.3m) A combined luxury three piece white suite comprising of a walk in shower cubicle, hand wash basin and low flush WC with concealed cistern, shaver point, chrome heated towel rail, part tiled to the walls to compliment the suite,

tilled flooring, double glazed Obscure Sash window.

BEDROOM TWO 13' 2" x 10' 2" (4.01m x 3.1m) Double glazed Sash window, electric heater

BATHROOM 6' 7" x 6' 7" (2.01m x 2.01m) A combined luxury three piece white suite comprising of a panelled bath with shower over and glass side screen, hand wash basin, low level WC with concealed cistern, chrome heated towel rail, part tiled walls, fully tiled to bath/shower area, tiled flooring, down lights to ceiling

OUTSIDE Accessed by remote control electric gate which in turn leads to an extensive and secure block paved parking area for the residents of which the property has one allocated parking space. Neat, well maintained communal garden areas. Pathway access leading to the communal entrance door which in turn leads to the communal entrance hall.

ADDITIONAL INFORMATION Ground rent: £150.00 per annum



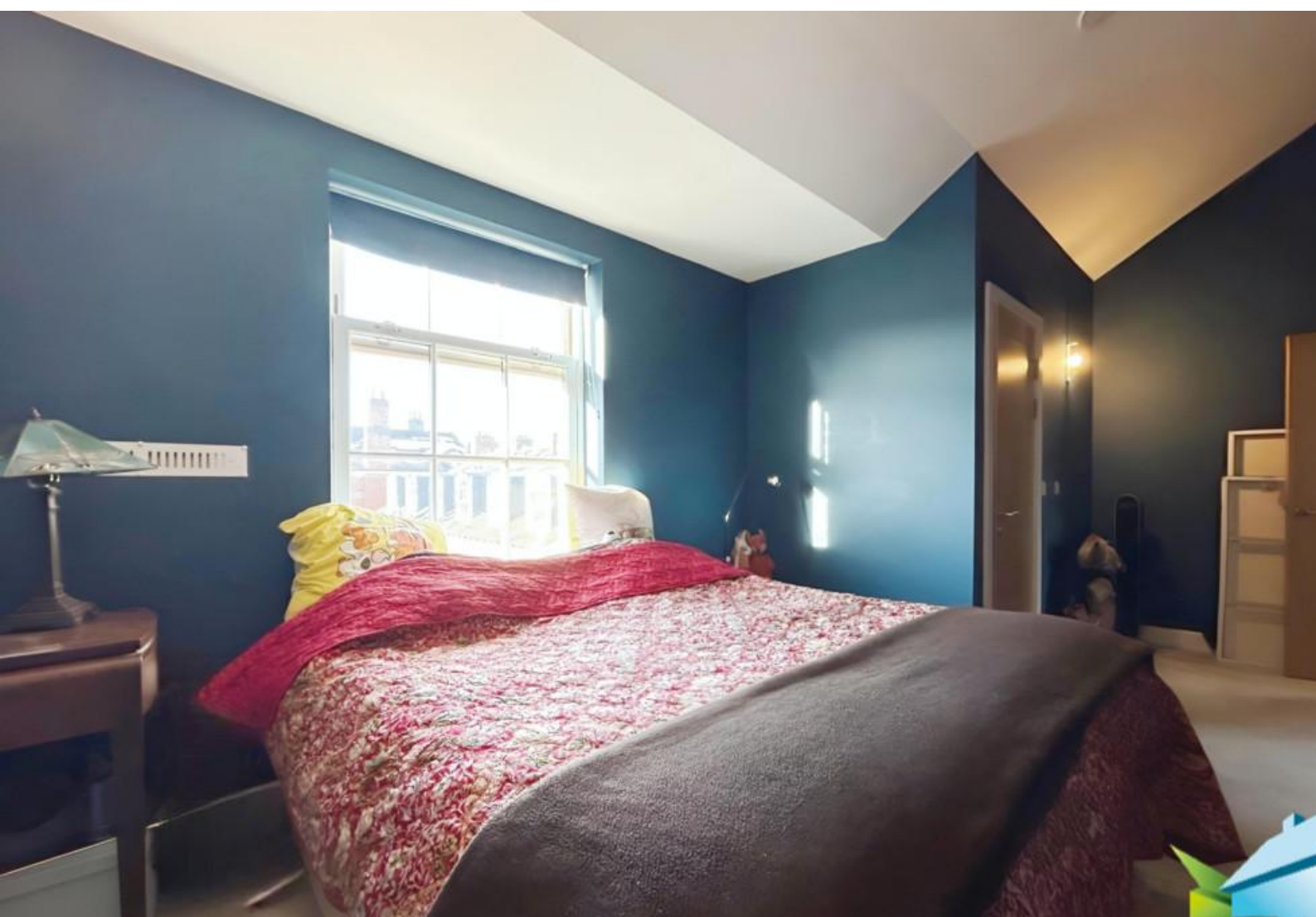
Service charge: £200.00 per month
Lease term: 150 years from and
including 1 January 2014
The residents form the Management
Company

The Sellers have advised there is a
small area of Japanese Knotweed to
one side of the development for
which there is a Management plan in
place.

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
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should not rely on them as
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Floor Plan

Floor area 71.2 m² (766 sq.ft.)

TOTAL: 71.2 m² (766 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.