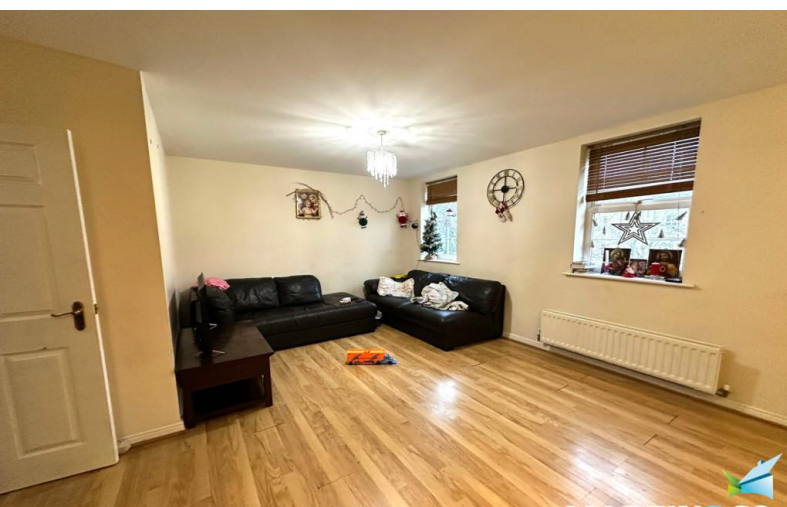


FOR SALE



Maple Apartments, Bevan Grove

2 Bedrooms, 2 Bathroom, Apartment

£130,000



Maple Apartments, Bevan Grove

2 Bedrooms, 2 Bathroom

£130,000

- Offered With No Chain
- Tenants In Situ
- First Floor Apartment
- Two Double Bedrooms
- En Suite To Master

Martin and Co - Wakefield are pleased to bring to the market this first floor two bedroom modern apartment benefiting from open plan living kitchen, two bedrooms (one with en suite) and family bathroom. The property is in need of some cosmetic improvements but would suit an investor as sold with tenants in situ. Property is located on a coalfield and also has limited mobile signal coverage.

Externally there are communal garden areas and on-street parking for WMDC permit holders only which are issued on application. There is a permit-controlled allocated parking space in the car park for the apartment with communal space for visitors. There is also an on-site concierge service who can assist with a variety of needs eg. meter readings, parcel collection.

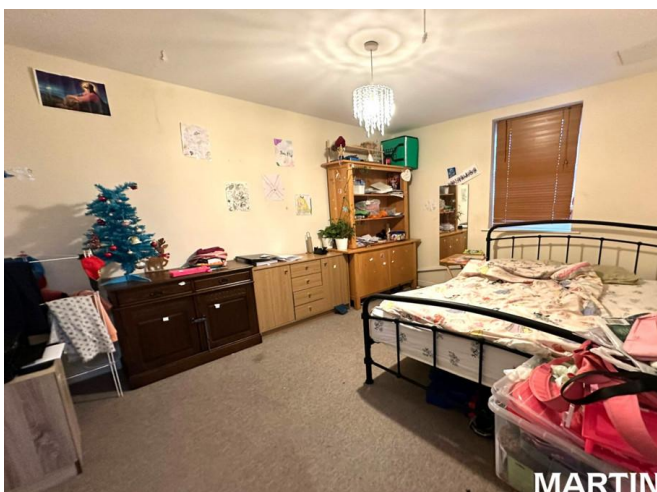
ENTRANCE HALL Apartment door leading into the apartment hallway with laminate flooring and gas central heated radiator.

LIVING ROOM / KITCHEN 14' 7" x 21' 9" (4.47m x 6.63m) Spacious open plan kitchen living dining area, intercom system, double glazed windows, gas central heated radiators and laminate flooring. The kitchen benefits from a range of wall and base units, with stainless steel sink, integrated gas hob and electric oven

MASTER BEDROOM 10' 5" x 13' 5" (3.18m x 4.09m) Double glazed window to the rear elevation, gas central heating radiator, door to the en suite shower room/w.c.

ENSUITE 7' 10" x 3' 8" (2.39m x 1.12m) Tiled corner shower cubicle with wall mounted shower, low flush w.c., wash hand basin, gas central heating radiator, partially tiled walls, extractor fan to the ceiling.

BEDROOM TWO 8' 8" x 19' 7" (2.66m x 5.99m) UPVC





double glazed window to the side elevation, gas central heating radiator.

HOUSE BATHROOM 6' 11" x 6' 9" (2.12m x 2.07m)
Three piece bathroom suite having bath, low flush w.c. and wash hand basin with hot and cold taps, central heating radiator, partially tiled, extractor fan, shaver point.

LEASEHOLD INFORMATION 979 years left on lease,
Service Charge - £1850.52pa Ground Rent - £301.60pa
SC: £1850.52
GR: £301.60

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 £28.80 (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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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.