

FOR SALE



Maple Apartments, Bevan Grove
Asking Price Of £129,500


MARTIN&CO



Maple Apartments, Bevan Grove

2 Bedrooms, 2 Bathroom

Asking Price Of £129,500

- INVESTMENT OPPORTUNITY
- CLOSE TO PINDERFIELDS HOSPITAL
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER

Martin and Co - Wakefield are pleased to bring to the market this two bedroom first floor apartment offered with vacant possession. Located in the popular area of Parklands Manor, a stones throw away from the Pinderfields hospital. The property is situated on a Coal Field and also has limited mobile signal coverage.

We have received an offer of £120,000. Any increased offers are to be received within 5 days of this publication at the above agents.



ENTRANCE HALL L shaped hallway leading to Lounge/kitchen/diner, both bedrooms and main house bathroom/wc. Central heating radiator, storage cupboard off housing the gas central heating boiler, coving to the ceiling.

LIVING ROOM/KITCHEN 14' 7" x 21' 9" (4.44m x 6.63m) Being open plan style to:
Kitchen Area - Range of modern fitted wall, base units and drawers with contrasting work surfaces and inset one and a half bowl single drainer, sink unit and mixer tap, Four ring stainless steel gas hob and built under oven with extractor over, space for a tall style fridge/freezer, Integrated washer/dryer, part tiled to work surface, central heating radiator, down lights to

ceiling, tile effect vinyl flooring,
Lounge/diner Area - two central heating radiators, six
PVCu double glazed windows, Coving to the ceiling,
Intercom/video entry system,

MASTER BEDROOM 10' 5" x 13' 5" (3.18m x 4.09m)
Three PVCu double glazed windows, central heating
radiator, Door to en suite shower/wc.

EN SUITE 7' 10" x 3' 8" (2.39m x 1.12m) 3 piece white
suite comprising of a fully tiled shower enclosure,
pedestal wash basin, low flush wc, central heating
radiator, part tiled to walls, extractor, PVCu double
glazed obscure window, tile effect vinyl flooring.

BEDROOM TWO 8' 8" x 19' 7" (2.64m x 5.97m) A
double room with Two PVCu double glazed windows,
central heating radiator, door to walk in dressing room

Dressing Room - central heating radiator, PVCu
double glazed window.

MAIN BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m)
Three piece white suite comprising of rectangular
panelled bath, low flush wc, pedestal wash basin, half
tiled to lower walls, extractor, central heating radiator,

LEASEHOLD INFORMATION 977 years left on lease,
Service Charge - £1850.52pa Ground Rent -
£301.60pa

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
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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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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 form 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.