

**FOR SALE**



## **Chantry Waters, Wakefield**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £85,000**





**MARTIN&CO**

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2 Bedrooms, 2 Bathroom

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Martin & Co Wakefield are please to bring to the sales market this two bedroom, second 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 Kirk gate Train Station this property offers an abundance of transport options. Sold with tenants in situ.

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

- No Chain
- Tenant In Situ
- Two Bedroom
- En-suite To Master
- One Allocated Parking

**LIVING/KITCHEN 23' 5" x 11' 8" (7.15m x 3.57m)** The open plan living/kitchen area is a spacious room with a fitted kitchen to the immediate left with a range of wall and base units with laminate wood effect finish, a breakfast bar adding practicality to the area and 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 ONE 13' 1" x 10' 6" (4m x 3.22m)** A generously sized double room with large window to front elevations allowing natural light to flood the room and electric wall heater. The master bedroom is accompanied with an en-suite bathroom.

**ENSUITE 6' 8" x 4' 7" (2.04m x 1.42m)** Complimenting the master bedroom is the en-suite bathroom, with sliding door walk-in shower, pedestal sink, w/c and modern ladder style radiator.

**BEDROOM TWO 13' 1" x 9' 1" (4m x 2.77m)** The second bedroom is a double room with electric wall heater, low tone décor and large window to front elevation.

**BATHROOM 6' 7" x 6' 2" (2.03m x 1.9m)** The bathroom features an elegant and serene design, highlighted by



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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: £2,806.64 PA  
Ground Rent: £250 PA  
136 Years remaining on the lease

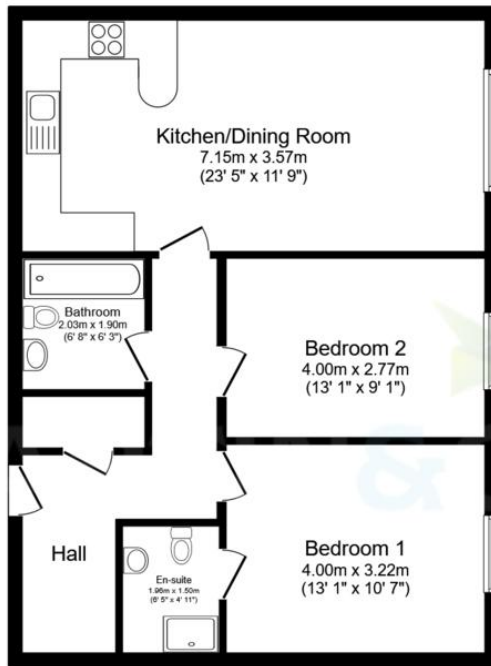
This property is sold with tenants in situ and CASH BUYERS ONLY

The property is located on a Coalfield



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### Floor Plan

Floor area 69.8 m<sup>2</sup> (751 sq.ft.)

TOTAL: 69.8 m<sup>2</sup> (751 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](http://www.Propertybox.io)

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