



TENURE
Leasehold. The remainder of a 99 year lease commencing September 1985. Ground rent £512.06 per annum and annual service charge £3709.62

COUNCIL TAX
Band B (from internet enquiry).

SERVICES
We understand mains water, electricity, electric heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Wetherby ~ 26 Home Paddock House, LS22 7TE

A modernised and tastefully decorated first floor apartment exclusively for the over 60's with pleasant rear views over private well maintained landscaped gardens. Available with no onward chain.

- Beautifully presented first floor flat
- Modern kitchen and shower room
- Double bedroom with fitted bedroom furniture, sliding wardrobes and drawers
- Communal well-tended gardens
- Lift to first floor
- Residents lounge
- 24 hour emergency Appello call system
- Minimum age 60

£85,000 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
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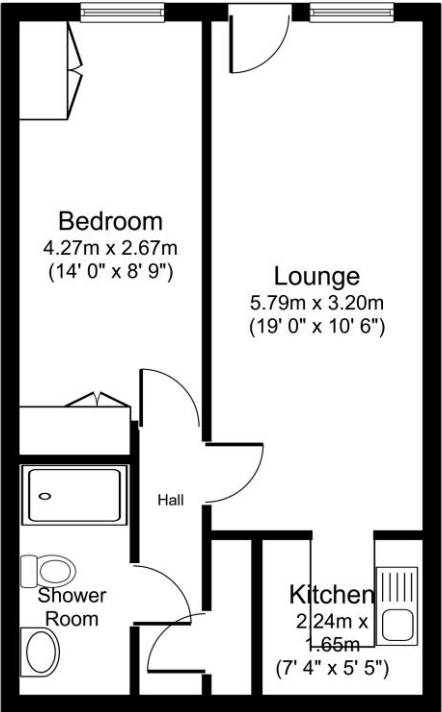
Property Description

This modernised and well-presented flat is located within Home Paddock House, a development for the over 60's built by McArthur & Stone comprising 45 properties spread across three floors, each served by a lift. The flat is accessed via a communal entrance with the option of using the lift or staircase to reach the first floor.

Upon entry you are welcomed into a private entrance hallway with a useful storage cupboard. The spacious double bedroom is fitted with modern furniture to three sides, including wardrobes with hanging space, above bed storage, matching bedside tables, a dressing table and drawers. With window overlooking the rear garden, electric radiator.

The lounge is a bright and inviting space, featuring a contemporary "living flame" effect electric fire and a double-glazed window to the rear elevation, with a radiator beneath. An archway leads through to a modern and stylish kitchen, which boasts gloss wall and base units, a Bosch induction hob with extractor above, a stainless-steel sink unit and space and plumbing for an automatic washing machine. The flat also benefits from a modern wet room with an electric shower, non-slip floor covering, low flush WC with a concealed cistern, vanity wash basin, tiled walls and an extractor fan.

Home Paddock House offers a well-maintained environment with beautiful communal gardens and comfortable parking to the front for both residents and visitors. It is a condition of purchase that residents must be over the age of 60 years. The property is available with the added benefit of no onward chain.



NOT TO SCALE For layout guidance only

