



TENURE

Leasehold. The remainder of a 999 year lease from 1 Aug 2018. Service charge £1600 per annum. Ground rent £200 per annum.

COUNCIL TAX

Band B (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 ~ 19 Montagu Crescent, LS22 6BE

A modern two-bedroom ground floor apartment featuring an open plan living space, offering a bright and spacious kitchen/diner. Situated in the heart of this highly sought after Bellway Homes development "Spofforth Park" the property overlooks a charming green and includes allocated parking.

- Excellently placed on this highly popular and sought after residential development
- Light and spacious ground floor apartment
- Two double bedrooms, master with en-suite shower facility
- Modern open plan living
- Driveway parking and additional parking space
- Available with no onward chain
- Rental property currently achieving £900 pcm

£249,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

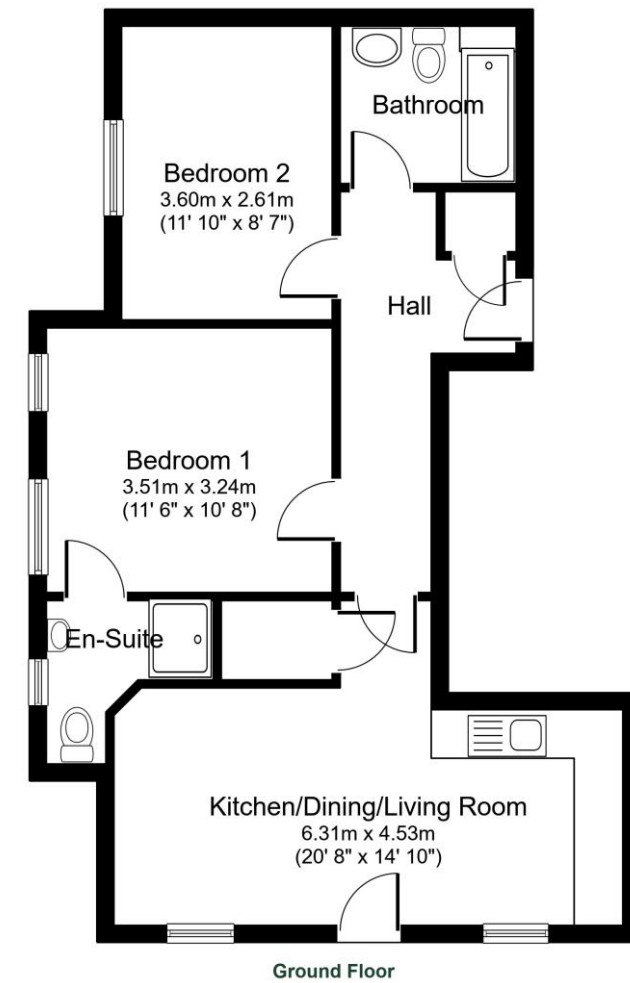
Property Description

This beautifully finished ground floor apartment form part of a modern three storey building, constructed to a high standard with quality fixtures and fittings throughout. Built by the well-regarded developers Bellway Homes, the property benefits from gas fired central heating, double glazed windows and in further detail comprises:-

Upon entering through a modern composite front door with a glazed panel, you are welcomed into a spacious open plan living kitchen area. The kitchen features a range of modern gloss wall and base units, laminate worktops and an inset stainless steel sink unit. It also includes a built-in oven with a four-ring gas hob and extractor hood, integrated fridge and freezer, along with space for an automatic washing machine. The living area enjoys a dual aspect with windows to both the front and side, filling the room with natural light. A useful store cupboard, TV aerial, telephone point, and radiator complete the space.

From the inner hallway, you have access to a communal entrance and a rear garden, along with a handy cloaks cupboard and a telephone intercom system. The main bedroom is a generously sized double with two windows to the side elevation, a double radiator and a TV aerial, with an internal doorway leading to an en-suite shower room. This en-suite is equipped with a modern white suite, including a walk-in shower cubicle, half pedestal wash basin and a low flush WC with a concealed cistern. The second bedroom is another good-sized room with a window to the side elevation and a radiator beneath. The main bathroom features a white suite with a panelled bath and shower over, part-tiled walls, a low flush WC with a concealed cistern and a half pedestal wash basin.

To the outside, the property benefits from driveway parking to the front, a small lawn and a pleasant outlook over open green communal space. There is also additional parking available to the side of the building. This property has proved to be a good investment and is currently achieving £900 pcm.



NOT TO SCALE For layout guidance only

