

Peter David

Properties Ltd

Residential Sales and Lettings



Apartment 14 Knightsbridge Court Parsonage Lane

, HD6 1FB

£240,000



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Brighouse, HD6 1FB

£240,000



Situated in the much sought after over 55s complex and within a short walking distance of Brighouse centre, this two bedroom luxury ground floor apartment offers deceptively spacious living accommodation. The apartment briefly comprises: an entrance hallway, a living dining room, a kitchen, two double bedrooms, an en-suite to the master and a bathroom. The apartment complex has ample benefits, including secure entry system, CCTV, an administrator, an elevator, a residents lounge, a residents laundry, a guest suite and car parking. The apartment is also set within well-maintained grounds. With its close proximity to Brighouse town centre, the amenities within and transportation links, viewing is highly recommended.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Hallway

The entrance hallway has a secure intercom system. With a cupboard and access to the water heater system and storage.

Living Dining Room

A large reception room with patio doors opening out onto the patio and external area. With pleasant views overlooking Brighouse and a south-facing aspect.

Kitchen

Light wood effect wall and base units, with white tiled splashbacks and complementary work surfaces. The kitchen has an inset, stainless steel sink and drainer, a fitted electric oven and hob and space / plumbing for free-standing appliances including a washing machine. A window overlooks the communal gardens with a south aspect.

Master Bedroom

A large double bedroom with a window overlooking the communal garden and a spacious built in wardrobes.

En-suite

This useful en-suite has a four piece suite, comprising: a WC, a shower cubicle, a hand basin and a bidet. With a wall-mounted, mirrored, vanity unit and heated towel rail.

Bedroom Two

A second double bedroom, with built in cupboard space and a window overlooking the gardens.

Bathroom

The bathroom has a three piece suite, comprising: a WC, a hand basin and a bath. Benefiting from a mirrored vanity unit

External

To the front of the complex there is ample parking available to residents and guests. The gardens are very well-maintained. The property is within walking distance of Brighouse town centre and has access to the library grounds.

Communal

The complex benefits from a part time administrator and -

- A communal laundry room located to the ground floor, open to all the residents.

- A communal lounge and kitchen where organised events can be held.

- A guest suite located on the third floor, available for hire for guests of residence to use during overnight visits.

- Included with the intercom system is a special extra TV channel, which allows you to see visitors at the main entrance before allowing them entry.

- Care lines (orange cords) are fitted within the property, which when pulled in an event of an emergency, care line will answer the call and alert the emergency services.

Charges

The apartment is leasehold for a term of 150 years from 1 January 2000 with no ground rent. There is an annual service charge (currently £2,253.30 for the period 1 August 2024- 31 July 2025). The service charge is payable to Knightsbridge (Brighouse) Management Company Ltd (a company owned and run (through Premier Property Management Ltd of Barnsley) by the 46 Knightsbridge Court apartment owners (who hold one share of £1 each).

The owner of the apartment is also while owner the holder of 8000 shares of £1 each (representing 4.13% of the issued

share capital of £193,500) of Parsonage Lane Properties Limited ("PLPL") the freeholder of Knightsbridge Court and as such entitled to the annual dividend from time to time paid by PLPL. This shareholding is not transferable other than (compulsorily) on a sale to a purchaser of the apartment.

There needs, therefore, to be added to the leasehold valuation of 14 Knightsbridge Court a sum to reflect the freehold shareholding dividend prospect. (When the present owner purchased the leasehold was valued at £200,000 with a further £9950 to reflect the freehold interest).

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HD6 1FB.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

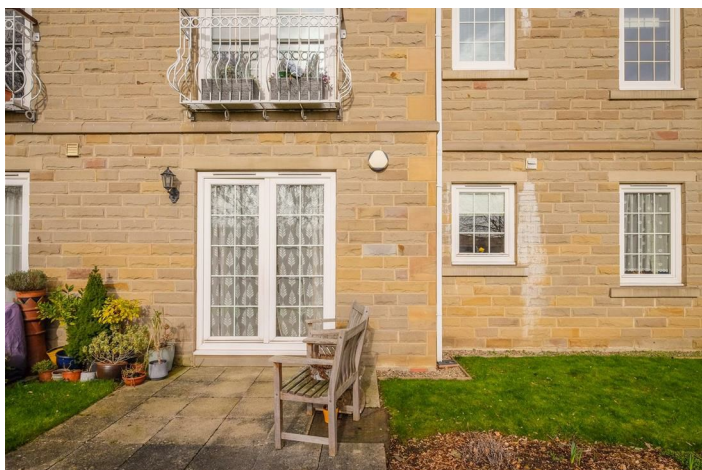
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



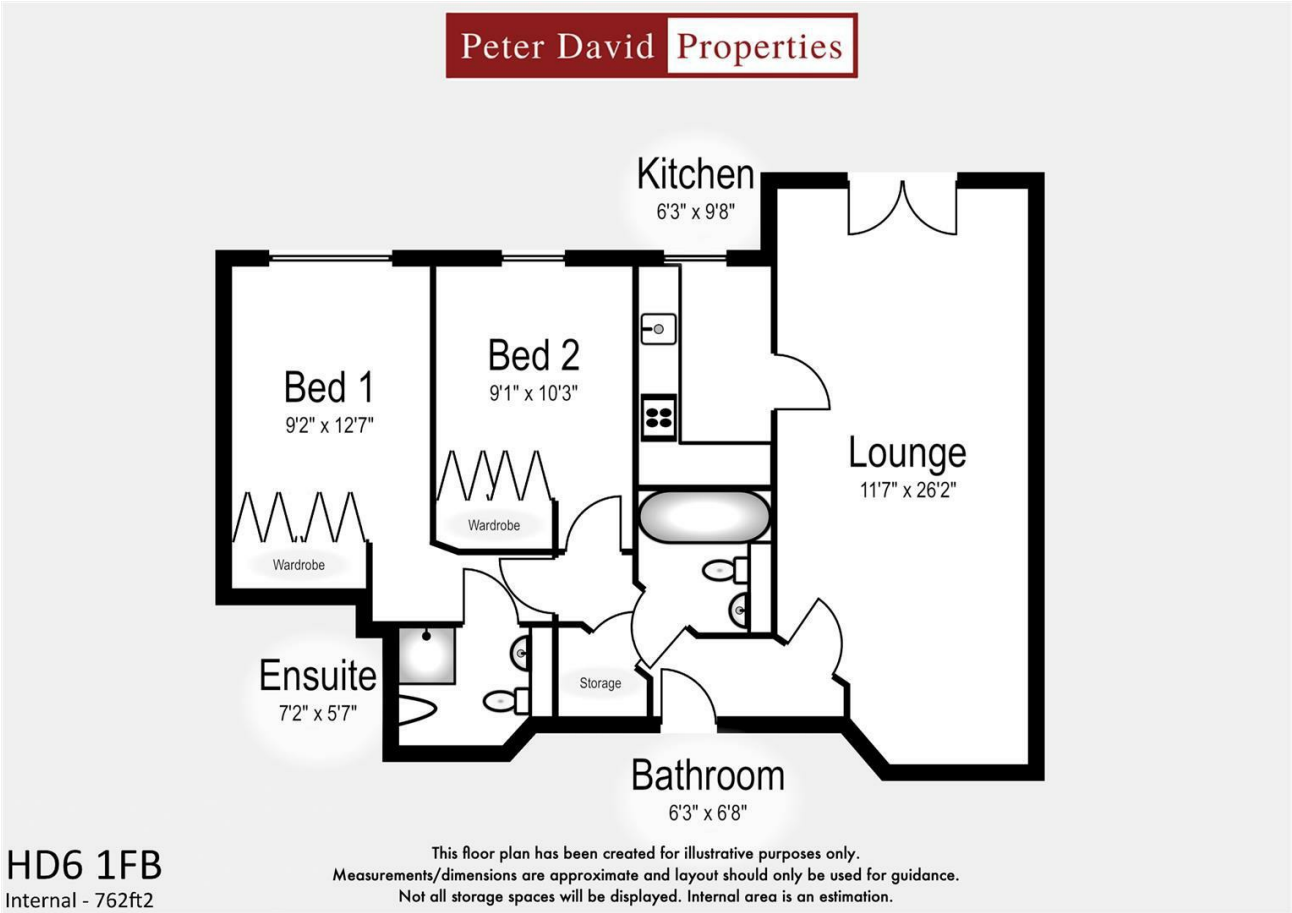
Hybrid Map



Terrain Map



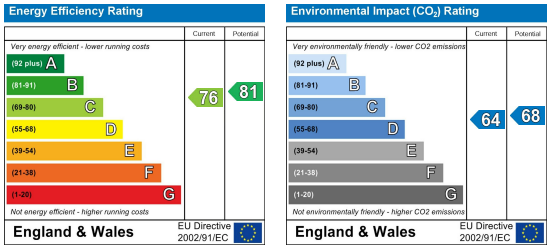
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.