



**Flat 2, 48, Foundation Court Halifax Road, Keighley, BD21 5EH**  
**Offers In The Region Of £75,950**



# Flat 2, 48, Foundation Court Halifax Road, Keighley, BD21 5EH Offers In The Region Of £75,950



## Welcome to Foundation Court

Nestled in the convenient locale of Wesley Place, Ingrow, this appealing ground-floor apartment offers an excellent blend of comfort and convenience, making it a perfect choice for first-time buyers or investors.

## Secure and Accessible Living

Enter through a secure communal hallway with an intercom system that ensures both safety and convenience. The entrance hall of the apartment includes a handy storage cupboard, ideal for keeping living spaces uncluttered.

## Comfortable Living Spaces

The heart of this home is the open-plan lounge, measuring a generous 17'09" by 8'05". It features a large UPVC double glazed window that bathes the room in natural light and a practical fitted wardrobe with sliding doors. Adjoining the lounge is the kitchen, equipped with modern appliances, ample cabinetry, and sleek work-surfaces.

## Restful Retreats

The apartment comprises two bedrooms, with the master bedroom offering expansive space and equipped with a reliable wall-mounted electric heater. Both rooms benefit from the tranquility and privacy that only a ground-floor setting can offer.

## Modern Amenities

The bathroom is fitted with a contemporary three-piece suite, including an electric shower, pedestal wash basin, and WC, complemented by a radiant wall-mounted heater.

## Outdoor and Community Features

Residents enjoy the use of a communal parking area with a designated space. This adds immense value in an urban setting where parking is at a premium.

## Connectivity and Locality

Positioned close to a main bus route, the apartment ensures that residents can easily access nearby amenities and transportation links, which are pivotal for daily commuting.

## Investment Potential

With a service charge of only £500 per annum and a ground rent of £200, coupled with the lengthy lease term, this apartment represents a prudent investment in a sought-after area.

## Communal Hallway

Secured entrance door with intercom system provides access into the communal hallway.

## Entrance Hall

With useful storage cupboard housing the hot water cylinder.

## Lounge

17'8" x 8'5" (5.41m x 2.57m)

With a uPVC double glazed window and fitted wardrobe with sliding doors.

## Kitchen Area

8'5" x 7'1" (2.59m x 2.18m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Stainless steel sink, plumbing for a washing machine, integrated electric oven with induction hob and extractor hood over.

## Bedroom One

12'0" x 10'4" (3.66m x 3.15m)

With a uPVC double glazed window and a wall-mounted electric heater.

## Bedroom Two

10'4" x 7'1" (3.15m x 2.16m)

With a uPVC double glazed window.

## Bathroom

6'11" x 5'4" (2.13m x 1.65m)

With a white three-piece suite comprising of shower cubicle (with electric shower), pedestal hand wash basin and W/C. Wall-mounted electric radiant heater and tiled floor and part-tiled walls.

## Communal Parking

There is a communal car park to the rear of the building with one designated parking space.

## Tenure

We have been advised that the property is LEASEHOLD. Lease Term Remaining: 103 years. Ground Rent: £200 per annum. Service Charge: £500 per annum

## Council Tax

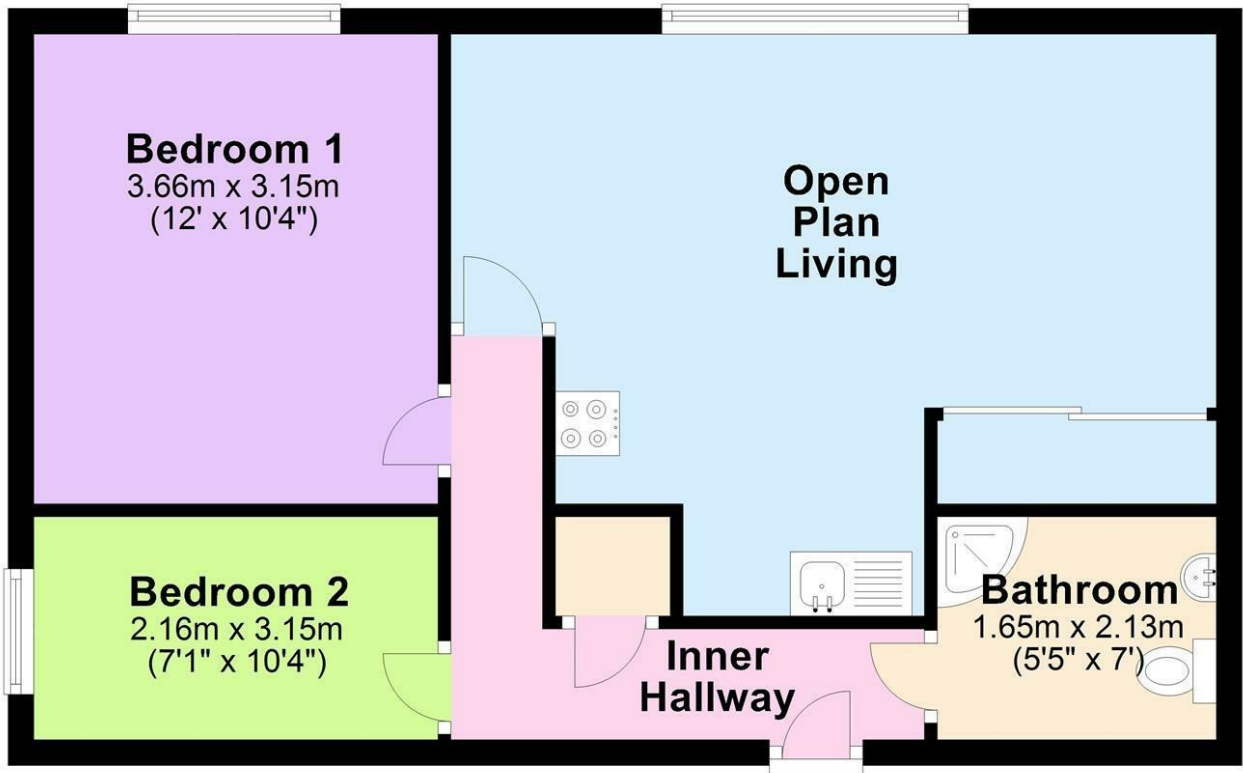
Band B.





## Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 52.3 sq. metres (562.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
58	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (82 plus)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (17-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.