



## Queens Hotel Apartments, Pontefract

£60,000

  
**MARTIN&CO**



# Queens Hotel Apartments, Pontefract

## Apartment

1 Bedrooms, 1 Bathroom

- ONE BEDROOM APARTMENT
- LOWER GROUND FLOOR
- SPACIOUS PROPERTY
- FRENCH DOORS OFF BEDROOM
- CLOSE TO LOCAL AMENITIES
- PRIVATE PARKING
- COUNCIL TAX BAND A
- FRENCH DOORS OFF LIVING ROOM
- 360' INTERACTIVE VIDEO VIEWING AVAILABLE
- SUITABLE FOR CASH BUYERS ONLY

### \*\*SUITABLE FOR CASH BUYERS ONLY\*\*

An opportunity to own a one bedrooomed lower ground apartment in a prestigious building in a very prominent location within Pontefract. SPACIOUS throughout. OPEN PLAN living room / kitchen, Bathroom with SHOWER over the BATH. Off road parking. Close to Pontefract Town Centre, shops, motorway links and rail networks.





**MAIN DESCRIPTION**

A FANTASTIC OPPORTUNITY to own a spacious lower ground floor apartment in a prestigious building in a very prominent location within Pontefract. SPACIOUS throughout. Briefly comprising: OPEN PLAN living room / kitchen. Bathroom with SHOWER over the BATH. OFF ROAD PARKING. Close to Pontefract town Centre, shops, motorway links and rail networks.

THE PHOTOGRAPHS WERE TAKEN PRIOR TO THE START OF THE RECENT TENANCY.

**ENTRANCE HALLWAY**

A shared entrance leads onto a flight of stairs down to this lower ground floor apartment.

Communal hallway, shared with 2 other apartments. The entrance door to the flat opens into a hallway, with storage cupboard housing the water tank. Doors leading to:

**LOUNGE/KITCHEN**

An open plan living area with kitchen a range of wall and base units with roll edge work surfaces and inset stainless steel sink unit with mixer tap. Tiled splashbacks, integrated washing machine, electric oven and hob with extractor fan over, integrated fridge with freezer icebox. Electric wall heaters. Spacious living area with french doors opening to small outside space.

**BEDROOM**

A spacious room with French doors leading to small outdoor space. Electric wall heater.



BATHROOM

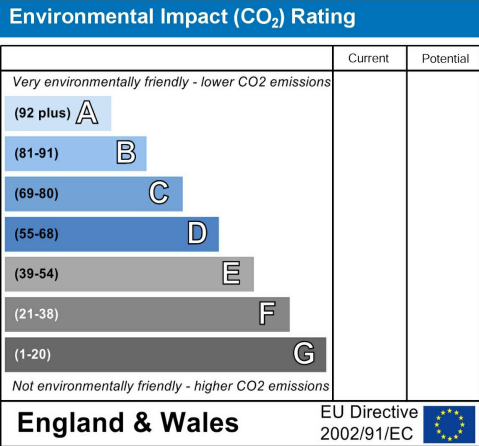
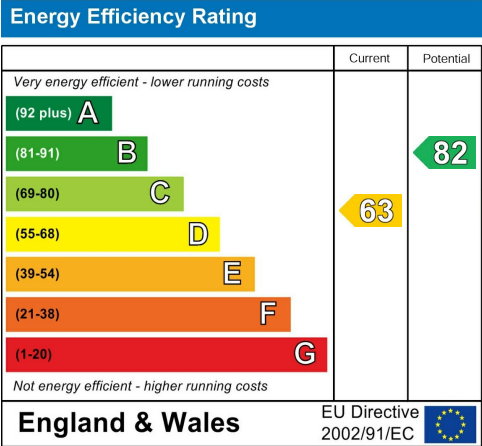
A white suite comprising a bath with shower over, pedestal hand wash basin and low level flush WC. Partial tiling to walls, ladder radiator and extractor.

OUTSIDE

Secure gated access leads to the communal parking area.

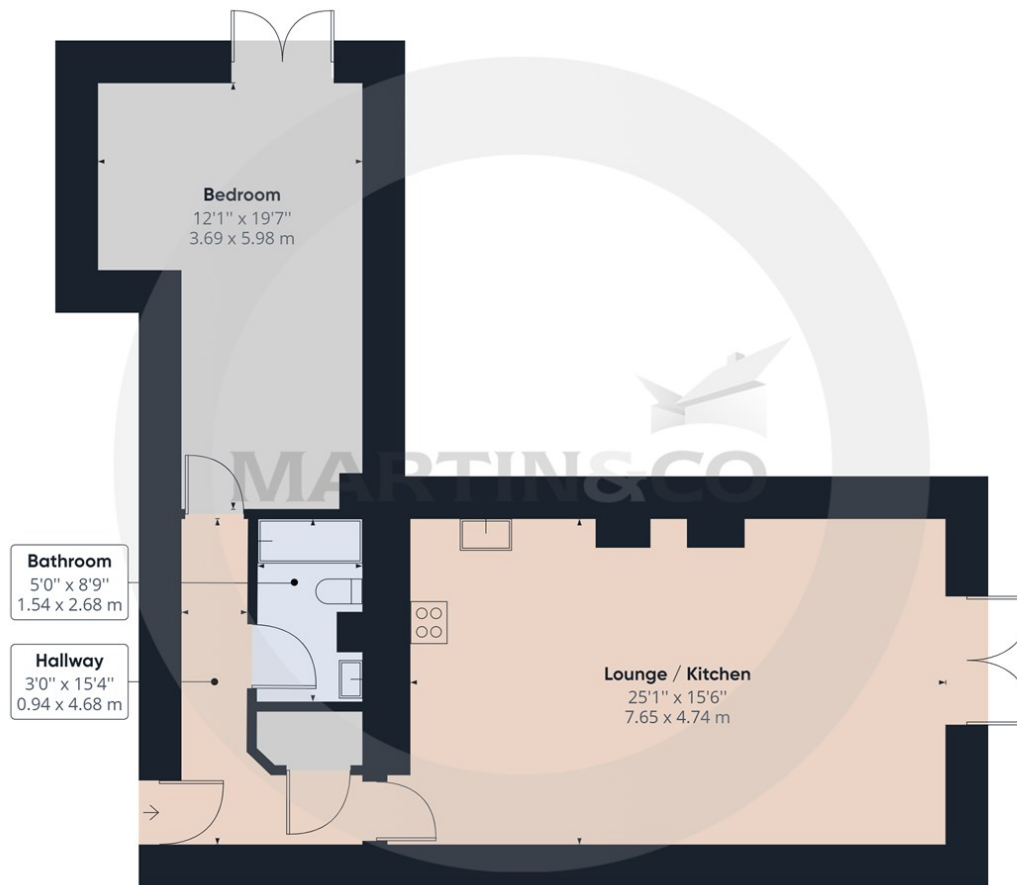
AGENTS NOTE

Martin & Co have been advised of the following from the current property owner:  
Currently: 241 years remaining on the Lease. (250 years from 31st July 2013). The ground rent is £250 per annum. The service charge is usually £1,380 per annum. There is also an estate charge of £540 per annum (the site shares parking spaces and an electric gate with terraced houses).









**Approximate total area<sup>(1)</sup>**  
720.97 ft<sup>2</sup>  
66.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

**Martin & Co Pontefract Sales**  
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
01977 799550 . [pontefract@martinco.com](mailto:pontefract@martinco.com)

**01977 799550**  
**<http://www.martinco.com>**



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

