

HUNTERS[®]

HERE TO GET *you* THERE



Merchants Court

Bingley, Bradford, BD16 1DL

Asking Price £125,000



The apartment is within easy reach of Bingley town centre and all local amenities, and comfortable walking distance of the train station, which offers direct rail links to Leeds, Bradford, and Skipton. This highly attractive and well-appointed apartment is strongly recommended for viewing.

The apartment has been recently redecorated, features brand-new carpets and floor coverings, and has newly fitted taps, in both the bathroom (bath and sink) and the kitchen.

Offered to the market with no onward chain, this very-well presented two bedroom apartment with Juliet balcony is an excellent opportunity for buyers seeking a move-in-ready home.

We have been informed by the vendor the following

Ground Rent - £175 per annum

Service charge - £1,191 per annum (due quarterly - £297.83) Lease commenced 1st January 2005 for a term of 155 years (130 years remaining)



N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

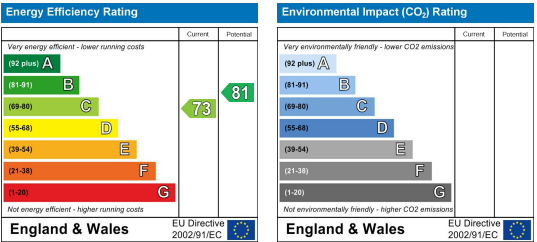
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.