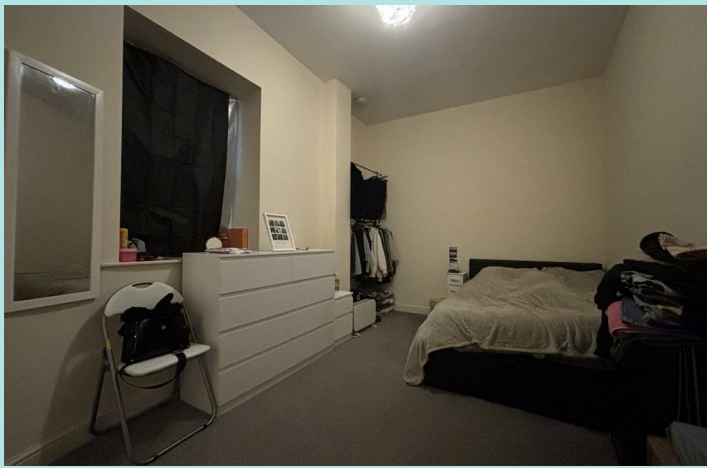




Apartment 5, Calder Court, Town Hall Street
Halifax, HX1 1UU
Asking Price £50,000 Leasehold



Situated in the heart of Halifax centre close to a wide range of amenities and transport links, Apartment 5, Calder Court is a one double-bedroom apartment situated on the first floor. For sale with tenant in situ, currently achieving £550pcm offering the perfect buy-to-let investment opportunity.

Location

Located in the heart of Halifax town centre, Calder Court is close to a number of local amenities such as shops, restaurants, pubs, and gyms. Also within distance of a range of social activities to include the Vue cinema complex, the Victoria theatre, bowling and the Piece Hall. The apartment also has great access to commuter links with a bus and train station within Halifax offering direct links to Bradford, Leeds and Manchester.

Accommodation

Access is gained into the entrance hallway. The door to the left takes you through to the generous double bedroom with a window offering borrowed light.

Back across the hallway is the bathroom which offers a three-piece suite comprising a w/c, pedestal wash-hand basin and a double walk-in shower.

The lounge offers a cosy space, then leading through to the dining room which has a large window flooding the room with natural light.

Accessed off the dining room is the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. The kitchen accesses a useful store room.

Lease Details:

999 years lease from 1 January 2004 with approximately 999 years from 1 January 2004 years remaining.

We are advised the Service Charge is £3,900 per annum, and there is £436.74 Ground Rent payable.

Council tax band: B

EPC rating: E

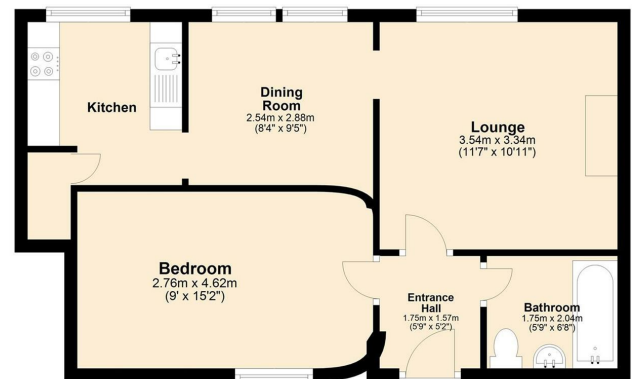
Ground rent: £426.74 per annum

Service charge: £325 per month



Apartment

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 42.9 sq. metres (462.0 sq. feet)

ws-residential.co.uk

01484 711200



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.