



## 58 Regent Court Albert Promenade., Halifax, HX3 0HD

Offers Over £150,000

- : First Floor Corner Apartment
- : Open Plan Lounge, Dining & Fitted Kitchen
- : 2 Bathrooms
- : Lift To All Floors
- : Realistically Priced
- : Panoramic Views
- : 2 Bedrooms
- : Designated Parking Within A Secure Gated Community
- : Easy Access To Halifax Town Centre
- : Viewing Essential

# 58 Regent Court Albert Promenade., Halifax HX3 0HD

Situated in one of Calderdale's premier residential locations, in the heart of Savile Park, lies this first floor apartment, providing attractive two-bedroom, two-bathroom accommodation.

Just step inside this delightful apartment and you cannot help but be impressed by the accommodation provided, which briefly comprises an open plan lounge dining area and modern kitchen, two bedrooms (master with en suite) and bathroom. The property also benefits from designated parking within a secure gated community, additional visitor parking, UPVC double glazing, and communal gardens.

This delightful apartment enjoys outstanding panoramic views from its slightly elevated position overlooking the Norland hillside and provides easy access to the local amenities of Savile Park, King Cross and Skircoat Green, as well as easy access to Halifax town centre and the Trans Pennine road & rail network.

The apartment is being offered for sale at this realistic asking price in order to encourage a prompt sale, and an early inspection to view is absolutely essential.



Council Tax Band: C



### ENTRANCE HALL

there is lift access to all floor plus stairs. Front entrance door opens into the entrance hall with wall mounted electric heater and laminate wood flooring. Door to boiler cupboard providing useful storage facilities. Double doors open into a utility cupboard which is plumbed for an automatic washing machine and has a work surface together with laminate wood flooring.

From the entrance hall door to the

### SPACIOUS OPEN PLAN LOUNGE, DINING AREA, & KITCHEN

#### KITCHEN AREA

12'5" x 7'0"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Four-ring electric hob with extractor in stainless steel canopy above and fan-assisted electric oven and grill beneath. Integrated fridge and integrated dishwasher. The kitchen has matching splashbacks with complementary colour scheme to the remaining walls, wall mounted electric heater and laminate wood flooring. UPVC double glazed window to the side elevation.

From the kitchen area through to the

#### LOUNGE & DINING AREA

17'8" x 12'5"

With UPVC double glazed French doors opening onto a Juliet balcony taking full advantage of the superb panoramic views this apartment provides. There is a further UPVC double glazed window to the side elevation providing this room with its light and spacious aspect. Intercom telephone entry system, wall mounted electric heater, television point and laminate wood flooring.

From the entrance hall door to

#### BEDROOM TWO

9'0" x 13'5" narrowing to 10'5"

With UPVC double glazed tilt and turn window to the front elevation with Juliet balcony enjoying panoramic views. Sliding mirrored doors open to wardrobe facilities, wall mounted electric heater and fitted carpet.

From the entrance hall door to

#### BEDROOM ONE

15'6" x 8'11"

This double bedroom has a UPVC double glazed tilt and turn window with Juliet balcony again enjoying panoramic views. Sliding

doors open to useful wardrobe facilities, wall mounted electric heater and fitted carpet.

From the bedroom door opens to the

#### EN SUITE SHOWER ROOM

Fitted with a three-piece suite incorporating pedestal wash basin, low flush W/C and shower cubicle with shower unit. The shower area is fully tiled with complementary colour scheme to the remaining walls. Wall mounted electric heater and shaver point.

From the entrance hall door to the

#### BATHROOM

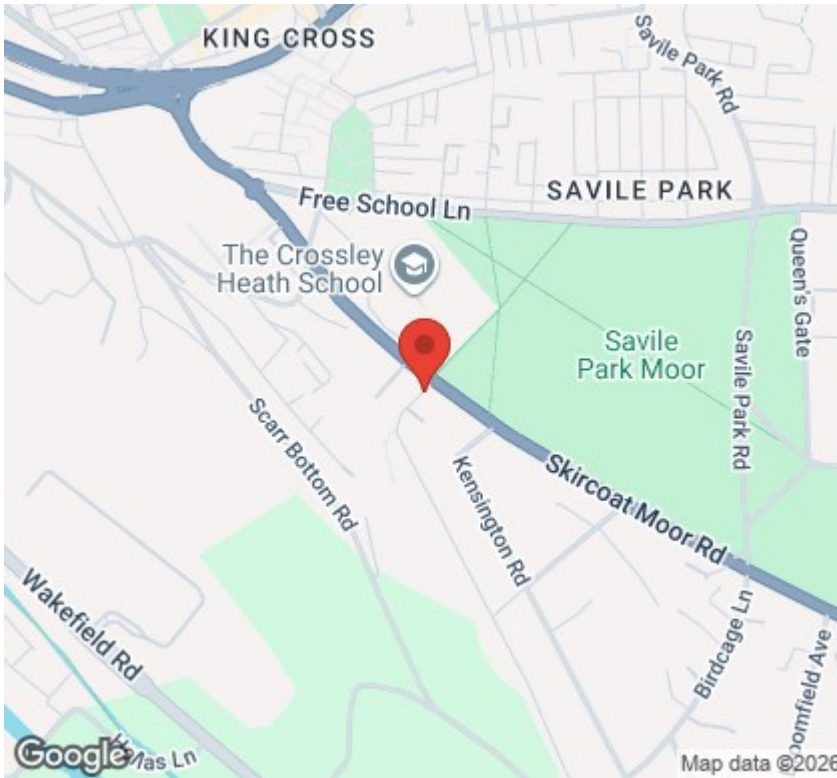
With modern white three-piece suite incorporating pedestal wash basin, low flush W/C and panelled bath. The bathroom is tiled around the bath area with complementary colour scheme to the remaining walls together with matching flooring, wall mounted heater and extractor fan.

#### GENERAL

The property is leasehold on a lease of 155 years commencing 1st January 2004. Ground rent is 433.73 per annum and a service charge of 1437.65 (June 2025 - June 2026) The property benefits from mains water and electricity together with UPVC double glazing and electric heating. The property is in Council Tax Band C

#### EXTERNAL

There are communal grounds within this secure gated development together with a designated parking space and additional visitor parking facilities.



### Directions

SAT NAV HX3 0HD

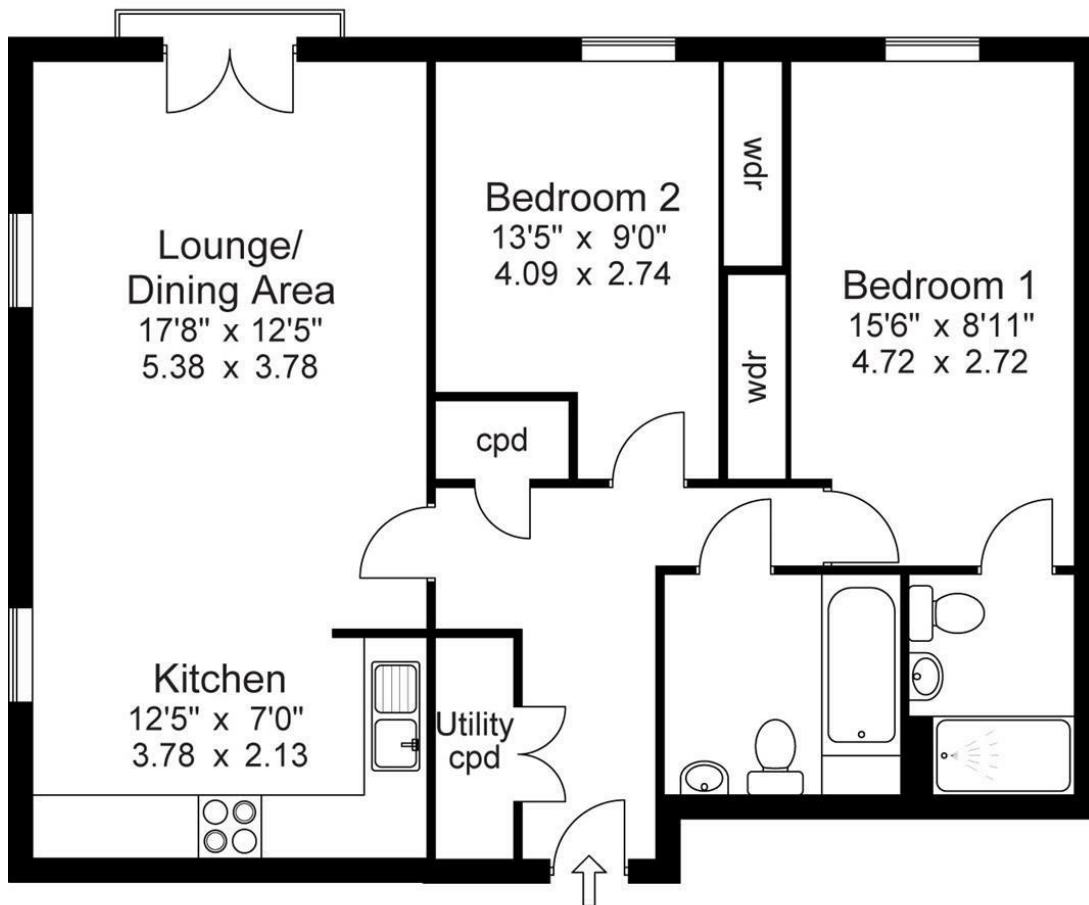
### Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

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

Approx Gross Floor Area = 807 Sq. Feet  
= 75.0 Sq. Metres



For illustrative purposes only. Not to scale.