goodmove



17 Royal Troon Mews, Wakefield, WF1 4JL
Offers in excess of £90,000

Goodmove present this well-Presented One-Bedroom Ground Floor Flat on Royal Troon Mews, Wakefield, WF1.

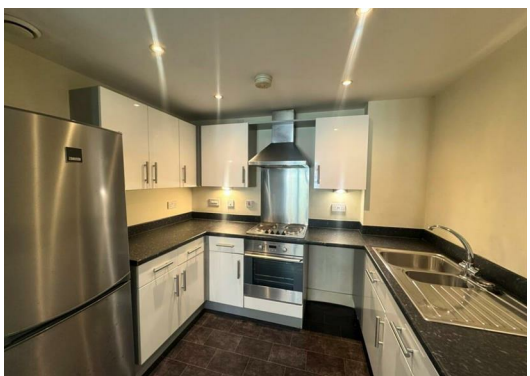
Situated in the popular Royal Troon Mews development, this one-bedroom ground floor property offers practical, well-arranged accommodation, ideal for first-time buyers, downsizers or investors.

The accommodation briefly comprises an entrance hallway, a spacious lounge/diner, a separate kitchen, a generously proportioned double bedroom and a bathroom.

The property enjoys a convenient location within easy reach of Wakefield city centre, offering a wide range of shops, supermarkets, cafés, restaurants and leisure facilities.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.







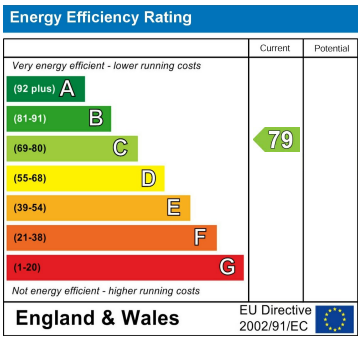
Leasehold Information

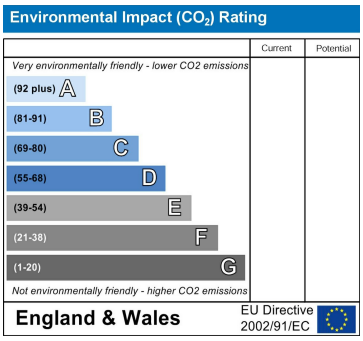
230 years remaining on the lease
Ground rent: £275 reviewed every 10 years and increases in line with private sector average earnings
Maintenance charge: £1600 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk