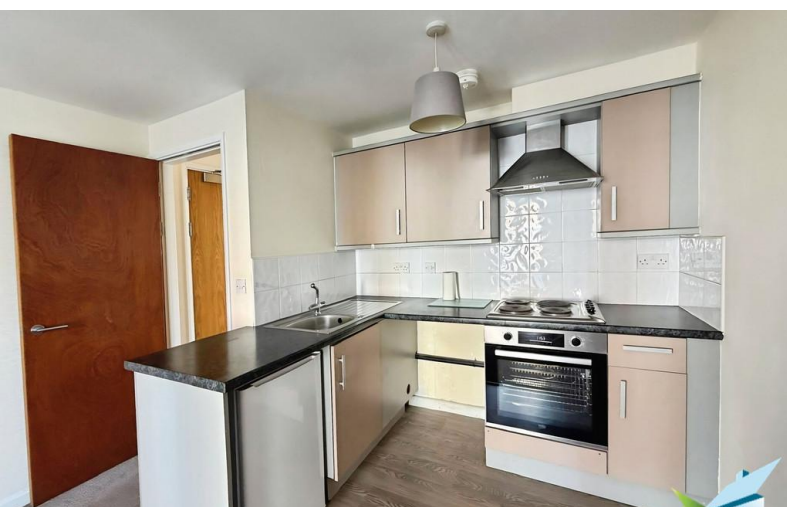


FOR SALE



Meadow Court, Wakefield

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £50,000



Meadow Court, Wakefield

1 Bedroom, 1 Bathroom

Asking Price Of £50,000

- ONE BEDROOM APARTMENT
- ELECTRIC HEATING - PVCU DOUBLE GLAZING
- FRENCH DOORS TO LOUNGE AREA
- GROUND FLOOR
- OFF STREET PARKING



We have received an offer of £42,000. Any increased offers are to be received within 5 days of this publication at the above agents.

Martin and Co - Wakefield are pleased to bring to the market this ground floor one bedroom apartment located within the suburbs of Wakefield. Situated within walking distance of the Town Centre and all of its amenities such as supermarkets, schools, shops and transport links to neighbouring towns, villages and cities. Property is located on a Coalfield. NO CHAIN AND SOLD WITH VACANT POSSESSION ON COMPLETION.

ENTRANCE Accessed via a main communal entrance door leading to communal entrance hall and door leading to the apartment.

HALLWAY Doors leading to Kitchen/Lounge, Bedroom and Bathroom, electric heater, intercom telephone, cupboard housing the water heater and an electric box.

LOUNGE/KITCHEN 14' 7" x 10' 9" (4.44m x 3.28m)
Lounge Area - PVCu double glazed French Doors lead out to the car park area, Electric wall mounted heater.
Kitchen Area - Fitted with modern wall and base units and a drawer with inset single bowl, single drainer, stainless steel sink unit and mixer tap, built in oven and four ring electric hob with stainless steel extractor over, space for a washing machine and under counter fridge. Part tiled to the work surface.

BEDROOM 10' 4" x 7' 4" (3.15m x 2.24m) PVCu double glazed window. Electric wall heater.

BATHROOM 6' 10" x 6' 3" (2.08m x 1.91m) Three piece suite consisting of a low flush w/c, pedestal hand wash basin with tiled splash back, rectangular panelled bath with shower over and glass shower screen, heated



towel rail and PVCu double glazed obscure window.

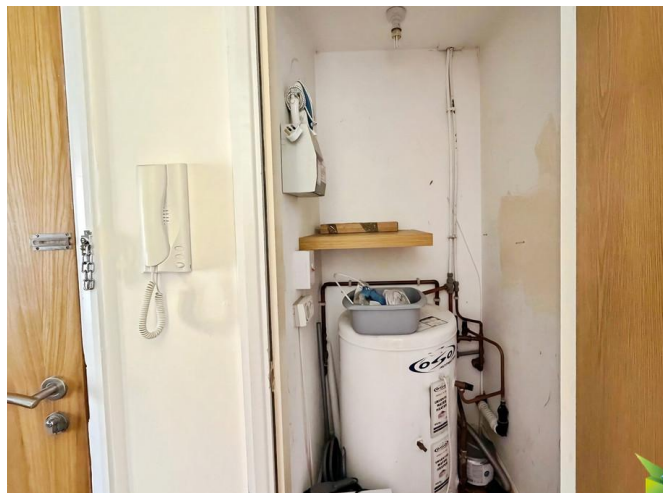
LEASEHOLD The seller informs us there are 105 years remaining on the lease, the Ground Rent is - £250.00 PA and Service Charge is - £1162.48 PA

Property is located on a coalfield.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations 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.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring

checks and any ongoing monitoring are carried out correctly, the checks are carried out by a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid directly to Coadjute by you in advance of us publishing your property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable





%epcGraph_c_1_210%

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E wakefield@martinco.com

01924 201457

<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 for 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.