TUDOR | Sales & Lettings

1 Bedroom

1 Bathroom

Tenure : Leasehold

Tudor Sales and Lettings are pleased to present for sale this second floor apartment built in 2007.

The accomodation comprises of in brief: Double bedroom, bathroom and Kitchen/Diner/Living room with Juliet balcony.

Situated close to Wakefield city centre this property provides easy access to local ameneties and transport links and comes with ample parking externally.

To be sold with the tenant in situ this property is currently achieving an annual income of £6,900

The annual ground rent is £332.72 and service charge is £1,200

Contact Tudor Sales and Lettings today to arrange a viewing.

Open plan living space *4.07m x 3.07m (13' 4" x 10' 1")*
Kitchen area with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap and tiled splashback. Juliet balcony to living area.
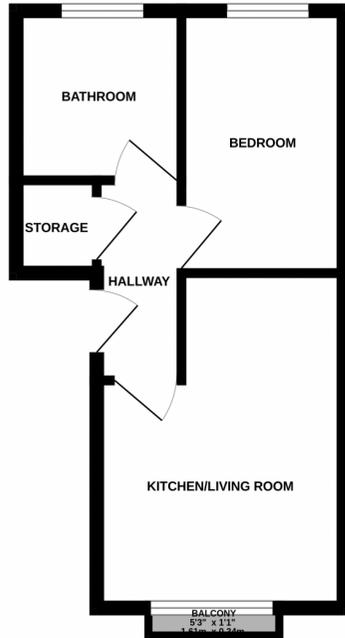
Bathroom *2.00m x 1.92m (6' 7" x 6' 4")*
With white three piece suite comprising of bath with shower screen and shower attachment, WC and hand basin. Double glazed window with privacy glass

Bedroom *3.19m x 2.08m (10' 6" x 6' 10")*
Double bedroom with double glazed window and electric heater.

GROUND FLOOR

BATHROOM

BEDROOM

STORAGE

HALLWAY

KITCHEN/LIVING ROOM

BALCONY
5'3" x 1'1"
1.61m x 0.34m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Address: Wakefield, WF2