



CROWN

ESTATE AGENTS

Lagentium Plaza, Castleford



£750 Per Calendar Month



2



2



1



71

A well-presented two-bedroom second-floor apartment located in the popular Lagentium Plaza development in Castleford. The property features a bright open-plan lounge and kitchen area, offering a modern and sociable living space, along with two well-proportioned bedrooms. Further benefits include an allocated parking space and a convenient location close to local amenities and transport links.



- Open Plan Lounge/Kitchen
- Two Good Sized Bedroom
- Master Bedroom with Ensuite Shower Room
- Family Bathroom
- One Allocated Parking Space
- Located on the Second Floor
- EPC Grade C
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Open Plan Lounge/Kitchen

24'10"(max) x 11'10"(max) (7.58(max) x 3.63(max))

The open-plan lounge and kitchen offer a bright, modern living space, enhanced by a Juliette balcony that allows plenty of natural light and fresh air.

Bedroom One

10'4"(max) x 14'0"(max) (3.17(max) x 4.29(max))

This is a good sized double bedroom with electric heater and door leading to the ensuite shower room.

Ensuite

6'1" x 6'5" (1.87 x 1.96)

With walk in shower, low flush WC and wash hand basin.

Bedroom Two

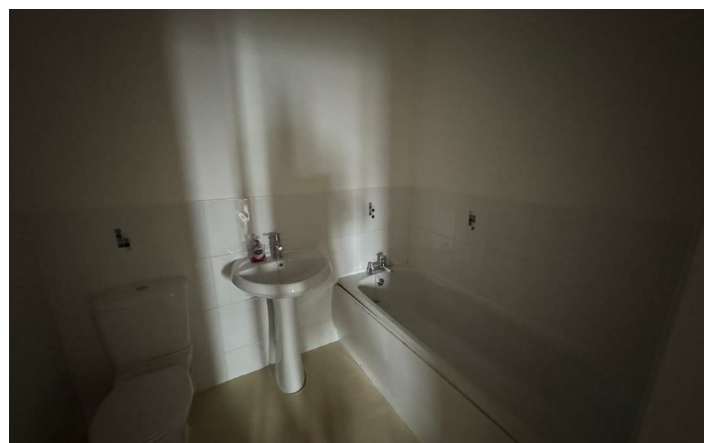
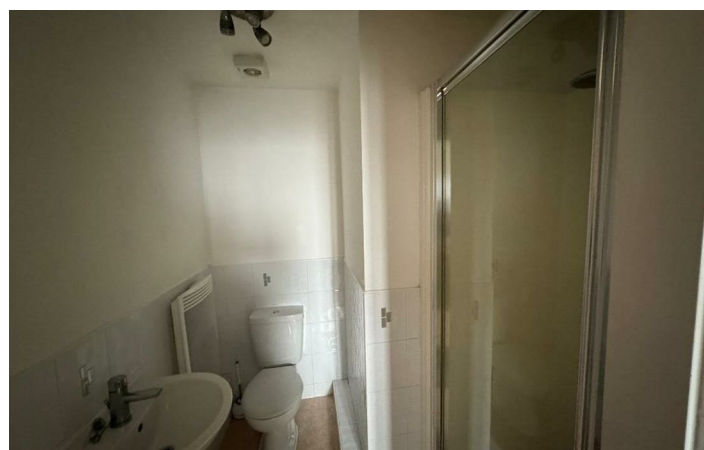
8'6"(max) x 14'0"(max) (2.61(max) x 4.29(max))

This is a good sized double bedroom with electric heater and storage cupboard.

Bathroom

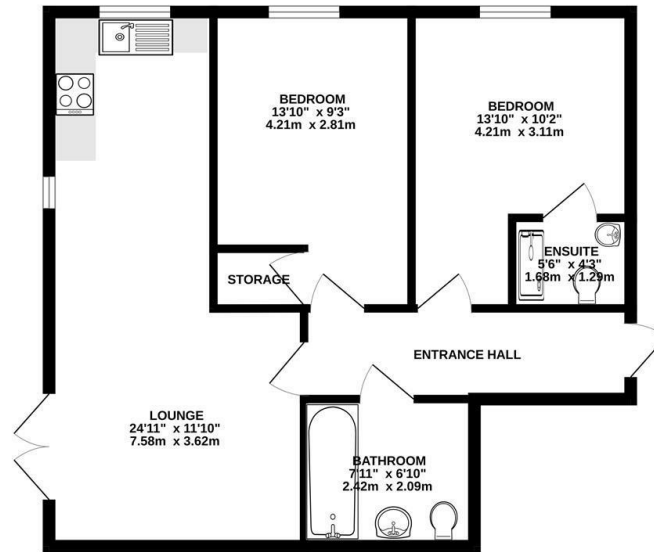
5'7" x 7'2" (1.71 x 2.20)

Fitted with a panelled bath, wash hand basin and low flush wc.

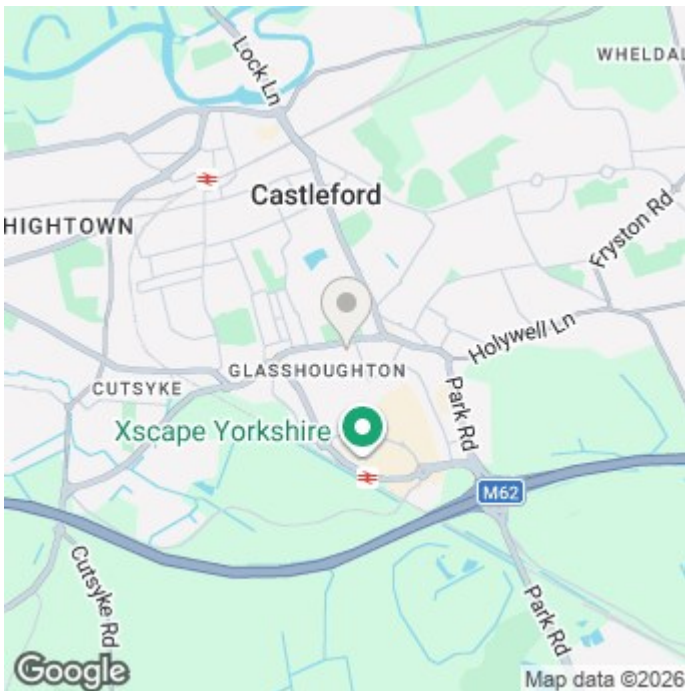


Floor Plan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix C2020



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	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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