

FOR SALE



Chantry Waters, Wakefield

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £79,950



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- ****NOW REDUCED*** Vacant Possession
- Two Bedrooms (En suite to Master)
- Third Floor
- Two bathrooms
- Central Location



We have received an offer of £68,500. Any increased offers are to be received within 5 days of this publication at the above agents.

*** NOW REDUCED*** Martin & Co Wakefield are please to bring to the sales market this two bedroom, two bathroom, third floor apartment located in the Chantry Waters development in Wakefield city centre. Within a short distance drive to the M1 Motorway link and walking distance of Kirkgate Train Station this property offers an abundance of transport options. No Chain - INVESTOR BUYERS ONLY

HALLWAY Upon entrance you are greeted with the hallway dividing the rooms into individual living spaces.

LIVING/KITCHEN 21' 11" x 11' 8" (6.68m x 3.56m) The open-plan living and kitchen area offers a generous space, with a modern fitted kitchen immediately to the left, featuring a range of contemporary wall and base units with a laminate wood-effect finish, along with an electric oven, hob, and extractor hood. The lounge area is equally spacious, boasting laminate wood flooring and a UPVC window at the rear, allowing for ample natural light.

BEDROOM ONE 11' 7" x 10' 8" (3.53m x 3.25m) A generously sized double room with a large window allowing natural light to flood the room and electric wall heater.

ENSUITE The ensuite bathroom features a large shower unit with a sleek sliding door, a modern floating sink, and a toilet. It is partially tiled with stylish cream tiles, complemented by a contemporary ladder-style heated towel rail, adding both function and a modern



touch

BEDROOM TWO 11' 7" x 9' 1" (3.53m x 2.77m)
 Another double room complete large UPVc window, electric wall heater and neutral décor.

BATHROOM 6' 11" x 6' 2" (2.11m x 1.88m) The bathroom features practical design, highlighted by cream-coloured tiles that create a warm and inviting atmosphere. These tiles cover both the floor and walls, ensuring a cohesive and polished look. The centrepiece of the bathroom is a versatile combination of a shower over a full-size bathtub. Its modern design optimises space and adds a touch of sophistication with a sleek wall-mounted hand basin and toilet.

LEASE INFORMATION Service Charge: £2,565 PA
 Ground Rent: £250 PA
 Years Remaining on Lease: 136 Years

PLEASE NOTE 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.



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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.