

Peter David

Properties Ltd

Residential Sales and Lettings



25 Knightsbridge Court

Brighouse, HD6 1FB

£249,000



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Parsonage Lane, Brighouse, HD6 1FB

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Nestled in the desirable Knightsbridge Court on Parsonage Lane, Brighouse, this charming first-floor apartment offers a perfect blend of comfort and convenience, particularly appealing to those aged over 55. The property boasts two well-proportioned bedrooms, making it an ideal choice for retirees seeking a vibrant community atmosphere.

As you enter, you will appreciate the spacious layout and the abundance of natural light that floods the living areas, thanks to the south-facing aspect. The apartment features a delightful Juliet balcony, providing a lovely spot to enjoy the outdoors while remaining within the comfort of your home.

Well-presented and meticulously maintained, this residence is ready for you to move in without the hassle of any immediate renovations and has had a new shower recently installed. The added benefit of lift access ensures ease of movement throughout the building, enhancing the overall living experience.

Situated close to Brighouse town centre, you will find a variety of shops, cafes, and amenities just a short stroll away, allowing for a convenient lifestyle. With no onward chain, this property presents a rare opportunity to secure a lovely home in a sought-after location.

Whether you are looking to downsize or simply seeking a vibrant community to enjoy your retirement, this apartment at Knightsbridge Court is not to be missed.

Entrance Hallway

Entering into the property, there are two storage cupboards in the entrance hall perfect for storing shoes, coats and household items with automatic lighting. With white walls and grey carpets, the entrance provides a welcoming space on arrival.

Living Room

A spacious open living area with a large Juliet balcony opening in three pieces over a southerly aspect, allowing plenty of natural light and providing views over the landscaped gardens and surrounding landscape from an elevated position. With white walls and grey carpet, the

decor is light and neutral and provides space for living and dining furniture.

Kitchen

With white base and wall units and white tiled splashbacks, the kitchen provides a spacious environment for cooking. With under cabinet lighting, a built in fridge and freezer, sink and drainer, oven, hob and extractor, the kitchen also comes complete with a washing machine and dishwasher built in.

Bedroom One

A spacious double bedroom with views overlooking the grounds and access onto the en-suite.

En-Suite

With a corner shower, w/c and hand basin, the ensuite has built in storage cupboards and white tiling.

Bedroom Two

A second double bedroom with views over the gardens.

Shower Room

A newly fitted shower room with a walk in shower, hand basin and w/c as well as a heated towel rail and built in storage.

Communal

- The complex benefits from a part time administrator and -
- A communal laundry room located to the ground floor, open to all the residents.
 - A communal lounge and kitchen where organised events can be held.
 - A guest suite located on the third floor, available for hire for guests of residence to use during overnight visits.
 - Included with the intercom system is a special extra TV channel, which allows you to see visitors at the main entrance before allowing them entry.
 - Care lines (orange cords) are fitted within the property, which when pulled in an event of an emergency, care line will answer the call and alert the emergency services.

Charges

The apartment is leasehold for a term of 150 years from 1

January 2000 with no ground rent. There is an annual service charge (£187pcm). The service charge is payable to Knightsbridge (Brighthouse) Management Company Ltd (a company owned and run (through Premier Property Management Ltd of Barnsley) by the 46 Knightsbridge Court apartment owners (who hold one share of £1 each).

The owner of the apartment is also while owner, the holder of 6000 shares of £1 each of Parsonage Lane Properties Limited ("PLPL") the freeholder of Knightsbridge Court and as such entitled to the annual dividend from time to time paid by PLPL. This shareholding is not transferable other than (compulsorily) on a sale to a purchaser of the apartment.

There needs, therefore, to be added to the leasehold valuation of 25 Knightsbridge Court a sum to reflect the freehold shareholding dividend prospect.

Directions

For Satnav please use the postcode HD6 1FB

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



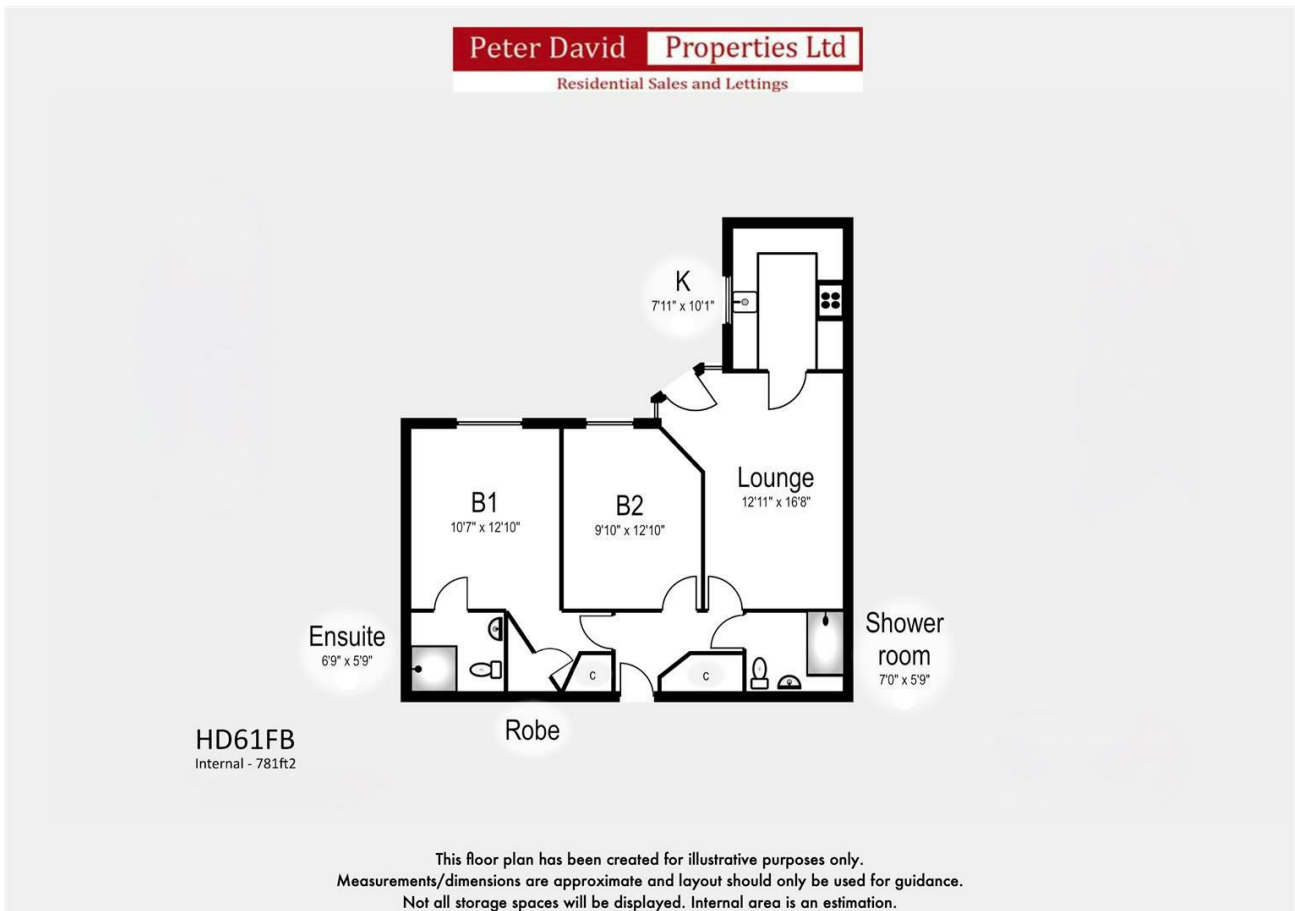
Hybrid Map



Terrain Map



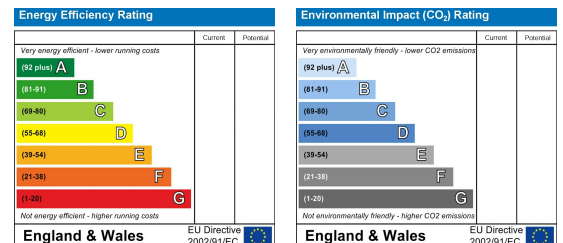
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.