

Harrison Robinson

Estate Agents



Apt 39 The Spindles Bradford Road, Menston, LS29 6GY
£199,950

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GROUND FLOOR

Communal Entrance

Double glazed sliding doors open into a welcoming communal entrance area, where stairs and a lift give access to the upper floor apartments. The general manager's office and many of the facilities are located on the ground floor of the building.

FIRST FLOOR

Private Entrance Hall

A timber entrance door opens into a welcoming, private entrance hall with carpeted flooring, recessed ceiling lights and space for an item of furniture. Doors open into the lounge, the bedroom and the shower room. There is also a deep utility room with space and plumbing for a washing machine and tumble dryer providing ample storage.

Utility Room / Storage

6'9" x 4'2" (2.08 x 1.28)

A deep storage cupboard with space and plumbing for a washing machine and tumble dryer with a most useful shelf, air purification system and wall mounted electric boiler.

Lounge / Dining

22'5" x 11'4" (6.85 x 3.46)

A lovely, spacious lounge with carpeted flooring, electric wall heater and double glazed patio doors opening onto a small balcony. A pebble effect, electric fire with smart surround and hearth is a lovely, focal feature to this room. There is ample room for a dining table, if wanted.

Balcony

Double glazed patio doors from the lounge open onto a small balcony with composite decking and glass balustrading with space for a bistro set. The views from here are lovely.

Kitchen

10'3" x 7'11" (3.14 x 2.43)

Immaculately presented with a range of soft grey, Shaker style cabinetry with stainless steel handles, quartz worksurfaces and upstands and a range of integrated appliances including fridge freezer, electric oven, microwave, four ring electric hob with extractor over and slimline dishwasher. An inset, stainless steel sink with chrome mixer tap sits beneath a double glazed window (which can be electronically operated) enjoying far reaching views. Recessed ceiling lights, extractor, smart floor tiling.

Bedroom

16'11" x 11'3" (5.18 x 3.44)

A spacious double bedroom with carpeted flooring, electric wall heater and

ample room for furniture. Recessed wardrobe with hanging rails and shelf, tall double glazed windows to the front of the building enjoying delightful, far reaching countryside views.

WC / Shower Room

Well designed with low-level W.C. with concealed cistern, pedestal handbasin with chrome mixer tap with shelf over and wall mounted, mirror fronted vanity cupboard a large, walk-in shower with electric shower, fixed glazed screen, neutral wall tiling and practical, vinyl flooring. Chrome, ladder style, heated towel rail, recessed ceiling lights, extractor. Emergency pull cord.

Communal Areas

OUTSIDE

Communal Grounds

Parking

There is ample parking for residents and visitors in the residents' car park.

NOTES AND TENURE

We are advised by our vendor that the apartment is leasehold with the remainder of a 250 year lease from 1st January 2023.

There is a service and well-being charge of approximately £733 per month including water, buildings insurance and ground rent, window cleaning once a month and maintenance of all internal and external communal areas. This is reviewed annually.

An administration Fee is payable on resale of the property.

(The Communal Facilities Fee (CFF) at The Spindles is a fee payable upon the sale of your home).

You do not have to pay anything until you choose to sell your apartment (or there is a change of occupier). The fee is 4% per annum, per year or part year of ownership, capped at 5 years (maximum 20%) of the achieved market price.

Tailored personal care packages are available at an additional cost.

Adlington Retirement Living (ARL) is the developer and operator of The Spindles.

Well behaved pets (small dog or a house cat) are permitted.

UTILITIES AND SERVICES

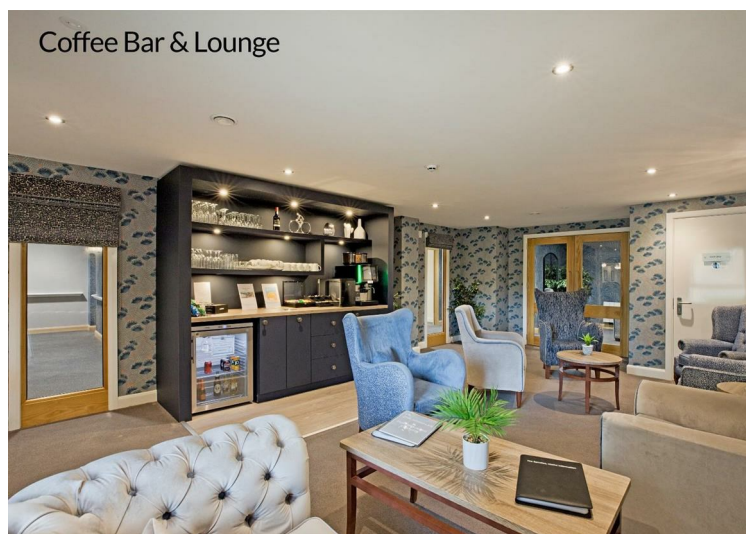
The property benefits from mains electricity, water and drainage.

There is Ultrafast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



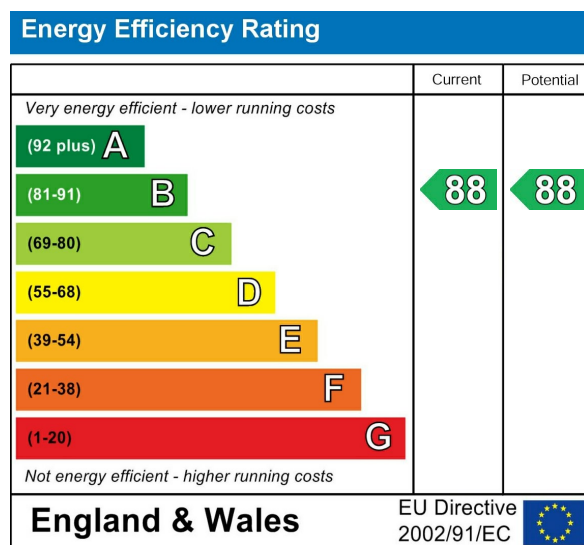
Restaurant

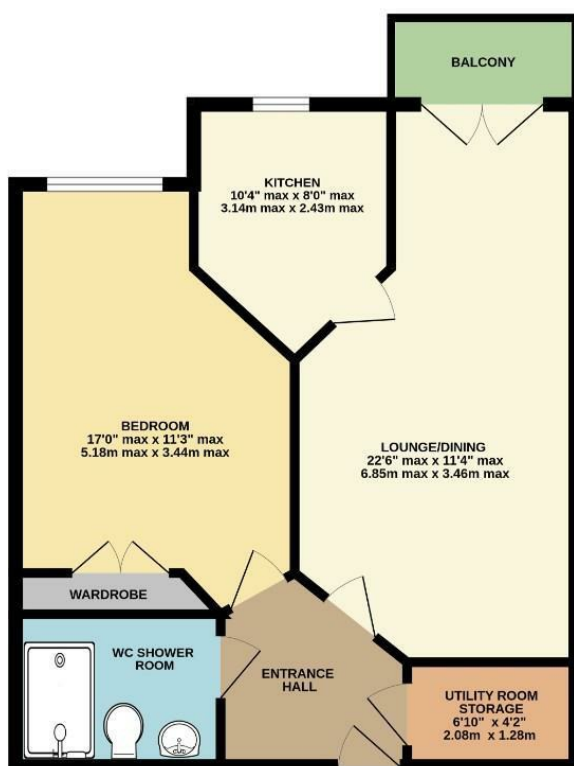
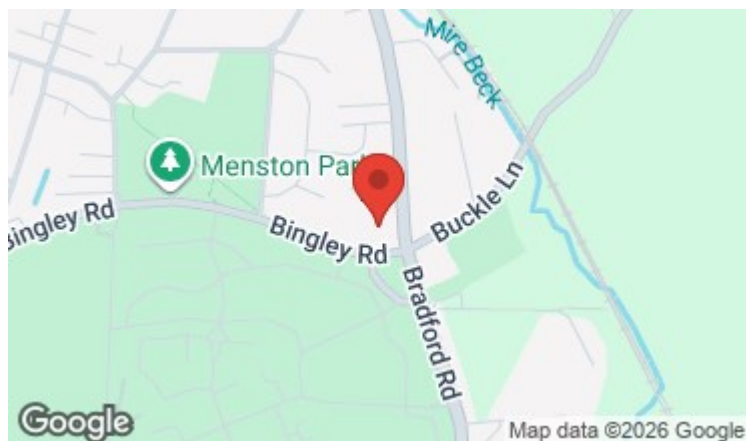


Coffee Bar & Lounge



- One Double Bedroom First Floor Apartment
- Beautifully Presented With Neutral Decor Throughout
- Spacious Lounge With Patio Doors To A Small Balcony
- Lovely Countryside Views
- Modern Kitchen With Integrated Appliances
- Spacious Utility And Storage Cupboard
- Fitted Wardrobes To Bedroom
- Large Walk-In Shower Room
- Walking Distance To Village Amenities
- Council Tax Band C





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TOTAL FLOOR AREA : 581 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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