Apartment 4 Sandringham Court, Huddersfield, HD2 1PY

£235,000

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This stylish and well appointed, 2 bedroom ground floor apartment is situated on the exclusive Sandringham Court development, within the Woodland Glade complex.

Having a superb wooded approach, Sandringham Court provides a central courtyard with ornate fountain and well maintained gardens.

The apartment itself provides a spacious lounge, separate dining room, breakfast kitchen and 2 double bedrooms, both with en suite facilities and fitted furniture. With added benefit of a garage with a mezzanine space and ladder access, not found with many apartments.

Located on the ground floor with its own enclosed seating area to the rear, the property would make an ideal purchase for those looking towards retirement.

With access to the leisure complex facilities at Woodland Glade, which include a swimming pool, tennis courts, squash courts and gym, the apartment also provides video entry system and single garaging.

GROUND FLOOR:

Enter the building through a communal door into the communal entrance hall. An inner vesibule gives access to this apartment.

No.4

Enter through an external fire door into:-

Entrance Hall

With useful storage cupboard and also providing access into:-

Lounge

13'2" x 14'2" (4.01m x 4.32m)

This generous reception room is fitted with uPVC double glazed windows, with door which provides access to a private patio seating area. There is also decorative ceiling coving, a ceiling rose, central heating radiator, and a gas and coal effect living flame fire set into a marble effect surround.

Breakfast Kitchen

16'0" x 8'9" (4.88m x 2.67m)

Fitted with a range of wall and base units with display cabinets and complementary working surfaces. There is space for a washing machine, built-in oven and space for a microwave. To the other end of the room there is also space for a small dining table and chairs.

Sitting Room/Dining Room

10'0" x 8'9" (3.05m x 2.67m)

An additional reception room which is fitted with decorative ceiling coving, a central heating radiator and two uPVC double glazed windows.

Bedroom

9'10" x 9'8" excluding wardrobes / plus recess (3.00m x 2.95m excluding wardrobes / plus recess)

A spacious bedroom, with a range of built-in furniture including wardrobes, cupboards and centre knee hole dressing table. There is also ceiling coving, a central heating radiator, two uPVC double glazed windows and a door which provides access to the private patio seating area.

En suite Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, panelled bath with shower above and a built-in vanity unit which incorporates lighting, a wash hand basin, cupboards and shelving. There are also fully tiled walls.

Bedroom

16'0" x 7'9" (4.88m x 2.36m)

Currently utilised as a dressing room with fitted wardrobes, drawers and centre knee hole dressing table. There is also a central heating radiator and uPVC double glazed window.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash hand basin with cupboard beneath and a shower cubicle. There are fully tiled walls, a central heating radiator and uPVC double glazed window.

OUTSIDE:

There are communal gardens which include pleasant seating areas and an ornate fountain. The apartment also comes with a garage and has an added mezzanine area with ladder access,

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE & SERVICE CHARGE:

Leasehold - Term: 17 March 1992

Term : 999 years from 1 September 1991

Service Charge: £99 pcm

Leisure Facility: £63pcm
Ground Rent: £50 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

WOODLAND GLADE:

Information for residents of the Woodland Glade Leisure Complex

Adult members i.e., those aged 18 and over, are entitled to the following, subject to the relevant opening hours:

• Access and use of the swimming pool, including the steam room and sauna.
• Members can apply for early access to the swimming pool/Gym subject to meeting the criteria required.
• Access and use of the squash court;
• Access and use of the 3G 5-a-side football pitch;
• Access and use of the tennis court/basketball court;
• Access and use of the bar. All drinks and snacks available from the bar can be purchased at the discretion of members. Members Purchases are subject to a 20% reduction when paid for with a member's club-card.
• Access to and participation in any of the organised classes held in any of the Centre's facilities. Please note, an additional charge may be levied for these classes. Details of the charges for a specific class are available on enquiry at Reception.
• Ability to hire the bar or function room at reduced rates. Full details available on enquiry at Reception.
• Members can invite up to two adult guests and their children, subject to payment of the appropriate guest fee, to use any of the leisure facilities, except for the gym, which is restricted to adult members only.

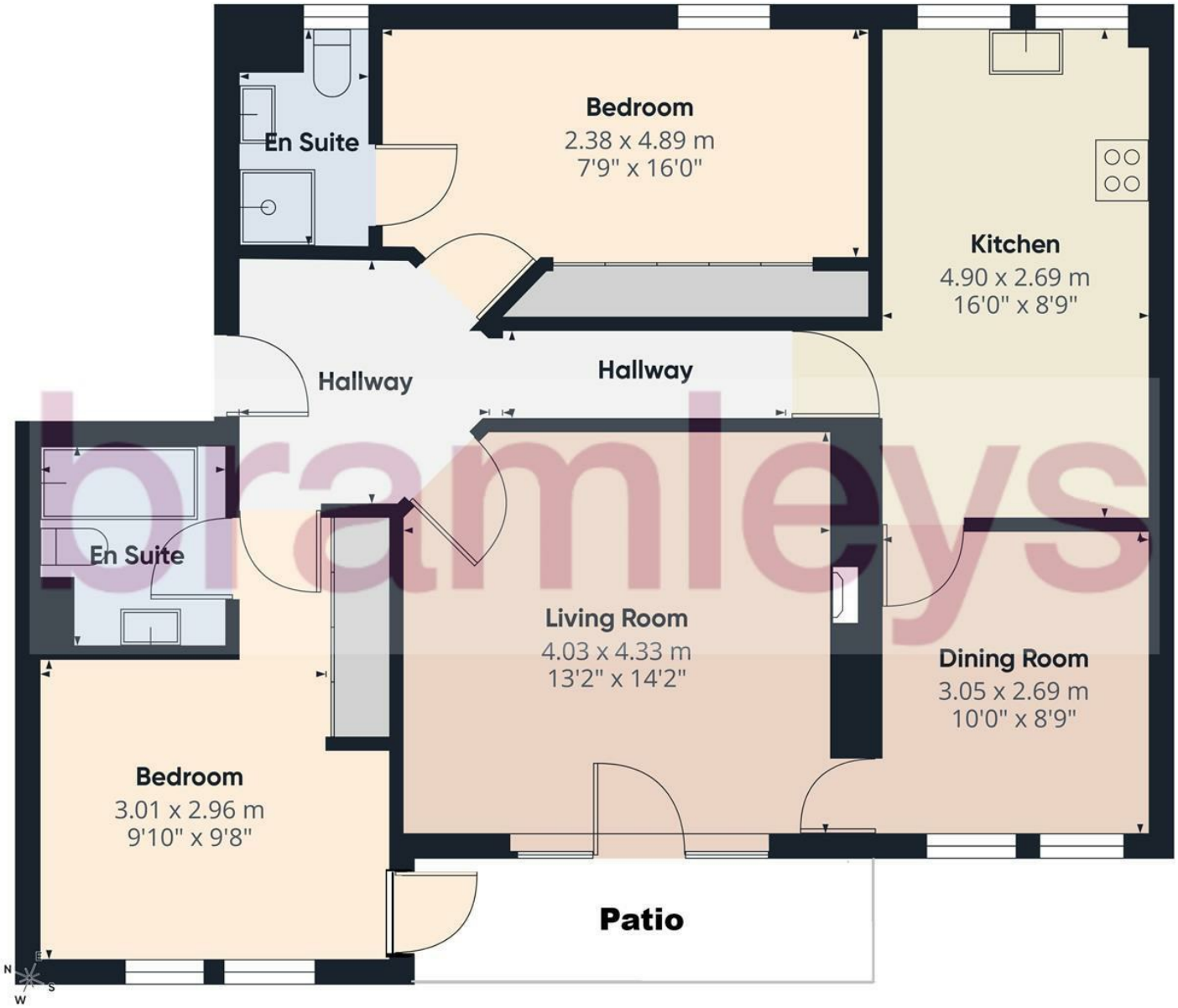
For members aged under 18, the following restrictions apply:

• Persons under the age of 15 must be accompanied by an adult member when using the swimming pool.
• Persons under the age 18 cannot apply for early morning access.
• Persons under the age of 15 are not permitted access to, or use of the sauna or steam room.
• Persons under the age of 15 are not permitted access to, or use of the gym.
• Persons under the age of 15 must be accompanied by an adult member when in the bar area.
• Persons under the age of 18 are not permitted to purchase or consume alcoholic drinks.
• Persons under the age of 18 are not permitted to sign in any guests.
• Persons under the age of 18 are not permitted to hire the bar or function room.

Any functions or events offered by the Club are in addition to the above, and are not covered by the mandatory service fee. The Club reserves the right to levy additional charges for these additional functions or events.

PLEASE NOTE:

On any subsequent sale of the property, the seller is liable to pay the management company 0.75% of the agreed sale price. This goes into a reserve and is used towards any major works required on the building.



Approximate total area(1)

80.2 m²

864 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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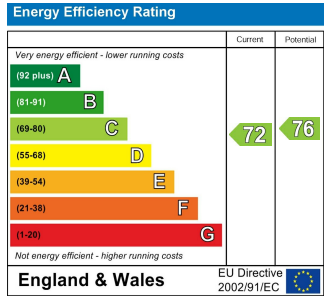
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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