

**SOLD STC**



**MARTIN&CO**



**Meadow Court, Alverthorpe**

**1 Bedroom, 1 Bathroom, Apartment**

**£45,000**

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## Meadow Court, Alverthorpe

1 Bedroom, 1 Bathroom

**£45,000**

Martin and Co - Wakefield are pleased to bring to the market this second floor one bedroom apartment located within the suburbs of Wakefield. Situated within walking distance of the Town Centre and all of it's amenities such as supermarkets, schools, shops and transport links to neighbouring towns, villages and cities. Property is located on a Coalfield. **SOLD WITH VACANT POSSESSION ON COMPLETION**

We have received an offer of £42,000. Any increased offers are to be received within 5 days of this publication at the above agents.

- ONE BEDROOM APARTMENT
- ELECTRIC HEATING-PVCU DOUBLE GLAZING
- JULIETTE BALCONY
- SECOND FLOOR APARTMENT
- THREE PEICE BATHROOM SUITE

**SECOND FLOOR** Second Floor Apartment accessed via communal Entrance Door

**HALLWAY** Doors leading to Kitchen/Lounge, Bedroom and Bathroom, electric heater, intercom telephone, cupboard housing the water heater and an electric box.

**LOUNGE/KITCHEN** 10' 9" x 14' 7" (3.3m x 4.46m) PVCu double glazed French Doors lead out to Juliette balcony. The kitchen is fitted with modern wall and base units. Built in oven and electric hob. Electric wall mounted heater.

**BEDROOM** 7' 4" x 10' 4" (2.26m x 3.17m) PVCu double glazed window to the side and rear elevations. Electric wall heater.

**BATHROOM** 6' 10" x 6' 3" (2.1m x 1.91m) Three piece





suite consisting of a low flush w/c, hand wash basin and panelled bath with shower over, heated towel rail and PVCu double glazed obscure window.

LEASEHOLD 112 years left on the lease.

Ground Rent £250.00 pa.

Service Charges £1 162.48 pa.

Property is located on a Coalfield

**ADDITIONAL INFORMATION** 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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## Martin & Co Wakefield

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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.