

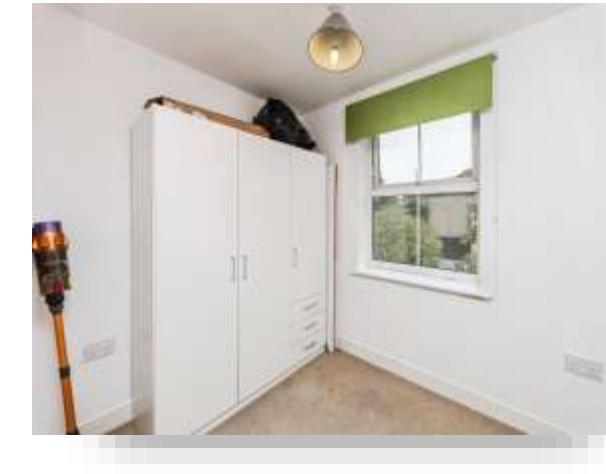
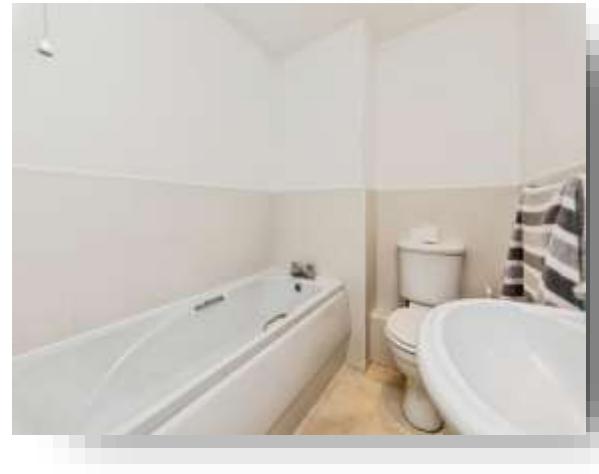
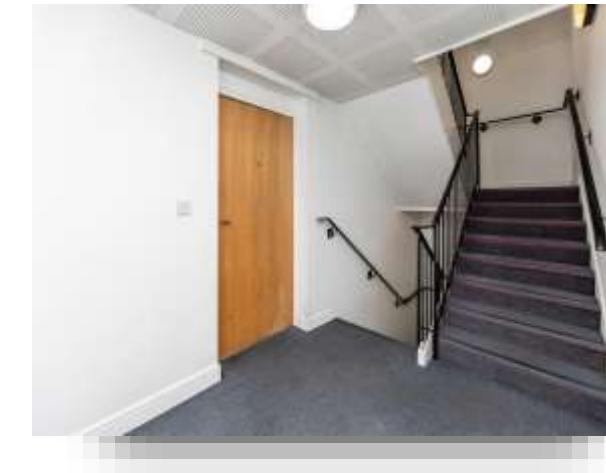


Ashdown Court, Knottingley WF11 8NZ

Welcome to

Ashdown Court, Knottingley

Modern two-bedroom upper floor flat at Ashdown Court, Knottingley. Featuring a bright open-plan kitchen, lounge, and dining area, the property includes a master bedroom with ensuite shower, a separate bathroom. Conveniently located near local amenities!



Entrance Hall

With an intercom system, storage cupboard housing the hot water tank and an electric heater.

Open Plan Kitchen Living Area

23' 4" x 12' 11" max (7.11m x 3.94m max)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, hob, cooker hood, space for fridge freezer, washing machine, spot lights to the ceiling, laminate flooring, double door to the Juliet balcony and two UPVC double glazed windows to the front and rear aspects.

Bedroom One

10' 10" x 8' 6" (3.30m x 2.59m)

With a UPVC double glazed window to the front aspect and an electric storage heater.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl floor covering, part tiling, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

Bedroom Two

8' 6" x 6' 7" (2.59m x 2.01m)

With a UPVC double glazed window to the rear aspect and an electric heater.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, part tiled, spot lights to the ceiling, vinyl flooring, extractor fan and an electric towel radiator.

Exterior

Double electric gates into private car park.



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Welcome to

Ashdown Court, Knottingley

- Two Bedroom Apartment
- Ideal Investment Opportunity
- Upper Floor Living
- Ensuite To Master Bedroom
-

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2152.32

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£65,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON113520 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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