



Albert Promenade,

£179,950





Nestled in the charming area of Albert Promenade, Halifax, this beautifully presented penthouse apartment in Regent Court offers a perfect blend of comfort, convenience, and modern living. Regent Court is a respected development conveniently located close to various amenities, including the local TESCO supermarket, shops, and is well-served by a frequent bus service. Halifax Town Centre is within easy walking distance, as is the Calderdale Royal Hospital. For commuters, the M62 network is only a 10-minute drive away, providing excellent links across the trans-Pennine commuter belt.

Upon entering, you are greeted by a spacious hallway leading to an open-plan living room that seamlessly integrates with a well-appointed kitchen and dining area, creating an inviting space ideal for both relaxation and entertaining.

The property boasts two generously sized bedrooms, with the master featuring an en suite bathroom for added convenience and privacy. A well-designed main bathroom serves the second bedroom and guests alike. Additionally, there is a utility room, offering ample storage to keep your living areas tidy and organised.

Step outside onto the balcony, the perfect spot for morning coffee or alfresco dining. The property also benefits from lift access, ensuring ease of movement throughout the building.

Externally, residents enjoy a dedicated car park with visitors' parking and a garage for secure vehicle storage.

With its prime location, thoughtful design, and practical amenities, this apartment at Regent Court represents an excellent opportunity for those seeking a stylish and convenient living space in Halifax.

- TWO BEDROOMS
- PENTHOUSE APARTMENT
- LIFT ACCESS
- MASTER BEDROOM WITH EN SUITE
- GARAGE
- SOUGHT AFTER LOCATION
- EPC RATING - C
- COUNCIL TAX BAND - D

Accommodation

Open plan Living/ Kitchen

23'9" x 16'10" (7.25 x 5.15)

Balcony

Bedroom one

12'6" x 15'5" (3.82 x 4.7)

En suite

6'0" x 6'4" (1.85 x 1.95)

Bedroom two

10'5" x 14'5" (3.2 x 4.4)

Bathroom

8'7" x 6'3" (2.62 x 1.92)

Utility room

Garage

9'4" x 17'8" (2.85 x 5.4)

Directions

Please use post code HX3 0HD for sat nav directions.

Service Charges

Management charges are £1433.72 per annum (2025/2026)

Ground rent is £526.68 per annum (2025/2026)

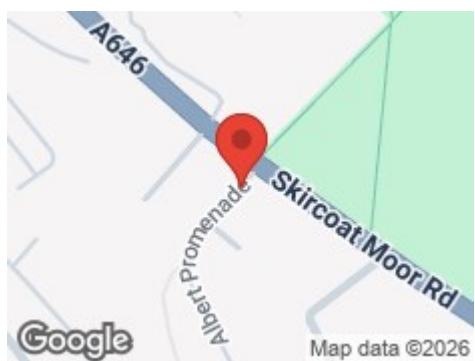
Years remaining on the lease: 155 years from 2004

PLEASE NOTE

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

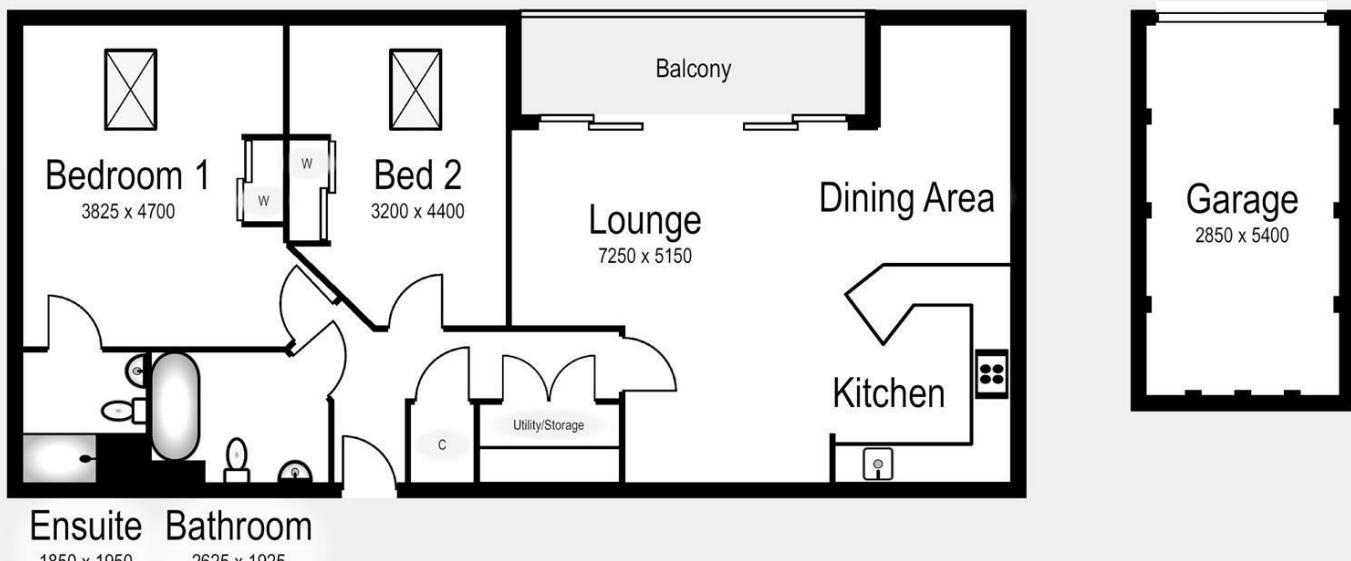


Terrain Map



Floor Plan

Peter David Properties

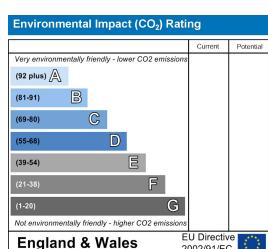
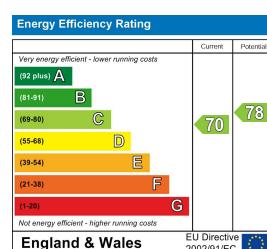


This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 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.

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