



12 Almond Court, Northowram, Halifax, HX3 7WA
£169,950

*****STUNNING TOP FLOOR APARTMENT***WELL PRESENTED THROUGHOUT***SOUGHT AFTER LOCATION***NO CHAIN*****

We are pleased to offer FOR SALE this impressive top floor apartment with a picturesque outlook overlooking the grounds of this exclusive development. The accommodation is located on the second floor and offers spacious rooms and allocated parking.

EPC RATING - D

COUNCIL TAX BAND - C

Almond Court is a pleasant apartment block on the prestigious Arboretum development in the village of Northowram and within close proximity to the local shops, cafes and Primary School. Further afield, the famous Shibden Valley is easily accessible giving the location a semi-rural feel whilst remaining close to the road and rail links to the neighbouring major towns and cities.

COMMUNAL ENTRANCE

Intercom entrance system. Staircase to top floor.

ENTRANCE HALLWAY

With laminate flooring, an electric wall heater and a storage cupboard.

OPEN PLAN LIVING/DINING/KITCHEN AREA

Stunning living space with an abundance of natural light from the front and side elevations and Juliette balcony. Modern fitted wall and base units with a contrasting work surface and island unit. Large living and dining area which can be used for a variety of purposes.

BEDROOM ONE

Good size double bedroom with natural light from the side elevation double glazed window and a range of fitted wardrobes.

EN-SUITE

Stylish en-suite fitted with a low flush wc, hand wash basin in white and a glass screened shower cubicle housing shower unit. Heated towel rail and a double glazed window.

BEDROOM TWO

Good size second bedroom with a double glazed window.

BATHROOM

Modern fitted bathroom suite in white comprising of a wc and wash basin combination unit and a bath. Tiled flooring, heated towel rail and a double glazed window.

EXTERNAL

Allocated parking and stunning communal open spaces.

We are informed that the service charge is £1904.88 per annum- (Paid monthly £158.74) and ground rent is £100. These charges can change and should be confirmed through your solicitor prior to purchase.

