



2

Bedrooms



1

Bathroom



A two bedroom apartment situated in this prime development of similar properties. The apartment is within walking distance of the City Centre with its many amenities including bus and rail travel. There are a multitude of shops and the Ridings Shopping Centre is just around the corner. For those commuting further afield the M1 Motorway at Junction 40 is easily accessed.

## GREAT LOCATION, SPACIOUS 2 BEDROOM APARTMENT, FAMILY BATHROOM, FITTED KITCHEN

Offered for sale at oiro £110,000 a spacious first floor two double bedroomed modern apartment situated in a popular complex which has great access to local amenities, the City Centre, and rail, road and bus links linking Wakefield to other major cities. Sold with vacant possession the apartment offers great potential for both owner-occupiers and buy to let landlords alike.

The generous sized accommodation, which has alarm system and UPVC double glazing throughout, comprises large entrance hall with store cupboard off, spacious lounge, well -fitted kitchen, two good size double bedrooms and large four piece modern bathroom/wc. Outside, the property has one allocated parking space and intercom access/key fob entry.

### ACCOMMODATION

ENTRANCE HALL , wall mounted storage heater, access to the lounge, two bedrooms and bathroom and a useful storage cupboard, telephone entry intercom system.

#### LOUNGE - 6.43m x 3.94m

Neutrally decorated, the light and spacious lounge is accessed from the hallway and provides a generous living/dining space, with access to the well fitted kitchen. 3 UPVC windows let in plenty of light and there are electric wall heaters to the walls.

#### KITCHEN - 2.40m x 2.34m

Modern fitted base and wall units with laminated work surface over incorporating eye level oven with grill compartment, space for microwave, four ring ceramic hob with extractor, integrated fridge freezer, space and plumbing for automatic washing machine, stainless steel sink with drainer board and stainless steel mixer tap, tiled splash back above work surface.

#### BEDROOM ONE - 4.85m x 3.03m

The light and airy master bedroom has plenty of space for a bed and a range of bedroom furniture and has the added benefit of a UPVC door with Juliet balcony and UPVC double glazed window to the side of the door letting in plenty of light. Heating is provided by a wall mounted heater.

#### BEDROOM TWO - 4.15m x 3.10m

The second double bedroom is also of generous proportions and decorated in neutral tones. It has a UPVC double glazed window, and a wall mounted heater.

#### HOUSE BATHROOM/WC - 2.51m x 3.07m

The very generous four piece bathroom comprises white bath with chrome mixer tap and shower attachment, freestanding white sink with built in cupboard, low flush wc and walk in tiled shower cubicle with glass screen. The walls are partially tiled with modern neutral tiles, and the floor is fully tiled. There is also a shaver socket and a fitted extractor fan.

OUTSIDE In the Centre of the complex is a car parking area which has one allocated parking space.

LEASEHOLD We are advised the current service charge is £995 pa, ground rent is £330 pa. There are approximately 110 years left on the lease.



