



**TENURE**  
Leasehold. The property has the remainder of a 999 year lease from 2019. Service Charge is £1,500 p.a. and ground rent is £200 pa.

**COUNCIL TAX**  
Band B (from internet enquiry)

**SERVICES**  
We understand mains water, electricity, gas and drainage are connected.

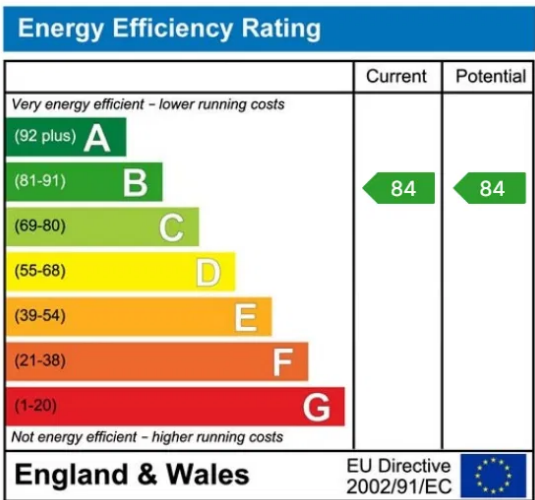
**GENERAL**  
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**  
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731



## Wetherby ~ 5 Montagu Crescent, LS22 6BE

A contemporary two-bedroom second floor apartment enjoying a choice elevated position overlooking the central 'Pentagon' within the exclusive and desirable development of Spofforth Park. Conveniently located within walking distance of Wetherby's excellent town centre amenities.

- Modern efficient building, Hive central heating controls and EPC rating B
- Elevated views across the central Pentagon
- Allocated parking space and use of bike store
- House bathroom and ensuite shower
- Two double bedrooms with fitted wardrobes
- Fitted kitchen with integrated appliances
- Light and spacious open plan living space with dual aspect windows
- Beautifully presented second floor apartment

**£259,950** PRICE REGION

2 2 1

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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## Property Description

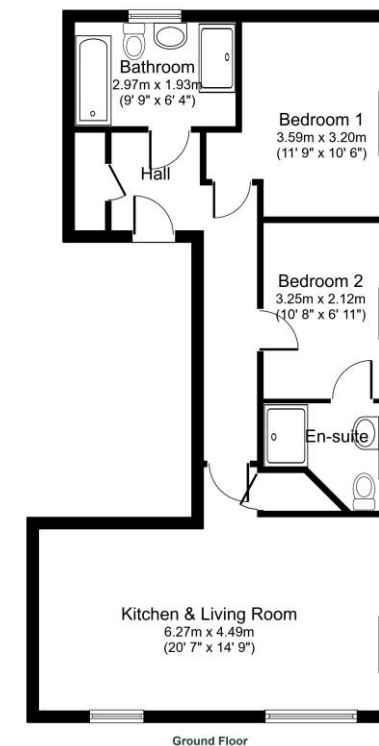
Well-presented and tastefully decorated throughout this stylish second floor apartment offers light and spacious open plan living accommodation along with attractive elevated aspect to the front.

Entering the building at ground level with shared staircase leading to first and second floors. Upon entering the apartment you are welcomed into a generous entrance hallway, complete with a large storage cloaks cupboard for added convenience.

The open-plan living, kitchen, and dining area provides an ideal space for entertaining. The modern kitchen is equipped with integrated appliances, including a fridge-freezer, dishwasher, washing machine, cooker and hob, along with a wall-mounted Ideal gas-fired combi boiler. Acoustic panelling behind the television complements a deep functional storage cupboard housing the cabling and wi-fi hub.

Bedroom one enjoys fitted wardrobes and modern en-suite shower room. Bedroom two is another generous sized double room complete with fitted wardrobes. A contemporary family bathroom is fitted with white four piece suite comprising low flush wc, floating pedestal wash basin, panel bath and large step in shower cubicle.

To the outside; An allocated parking space is available along with an additional visitor space serving three apartments. Use of bin store and bike storage is shared between three apartments.



NOT TO SCALE For layout guidance only  
Total floor area 59.4 sq.m. (640 sq.ft.) Approx

