



-  Purpose Built Development
-  Second Floor
-  Two Bedrooms

-  Parking and Garage
-  Popular Residential Area
-  Inspection Recommended

Price: £150,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An excellent opportunity to purchase a second floor apartment forming part of a purpose built development located in a popular residential area convenient for Hesketh Park and the Town Centre.

The apartment enjoys the benefit of well proportioned and attractively planned accommodation installed with upvc double glazing and gas central heating briefly comprising Private Hall, 23' Living Room, Kitchen, two Bedrooms, Balcony and Bathroom. Accessed via the Living Room, there is a dedicated, private attic space for the apartment, used for additional storage.

Outside, the front incorporates a parking space with a driveway to the side leading to a Garage at the rear. The residents can also park in front of their garage.

Oakworth Bank is located within a popular residential area conveniently placed for access to Hesketh Park, the Promenade, local shops at Queens Road and the town centre beyond.



Ground Floor: Communal Entrance

Second Floor:

Living Room - 7.15m x 4.07m (23'5" x 13'4") into bay and overall

Kitchen - 4.59m x 2.21m (15'0" x 7'3")

Bedroom 1 - 3.98m x 3.56m (13'0" x 11'8") with sliding doors to the balcony

Bedroom 2 - 3.98m x 2.54m (13'0" x 8'4")

Bathroom - 2.46m x 2.02m (8'0" x 6'7")

Outside

Outside, the front incorporates a parking space with a driveway to the side leading to a Garage at the rear.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

Tenure

Leasehold for a term 999 years from 1st January 1984, subject to a £30 annual ground rent.

Service Charge:

The current service charge amounts to £1,500 per annum which is a contribution towards the general maintenance, building insurance premium, cleaning and lighting of the communal areas, etc.

Mobile Phone Signal:

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband:

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB:

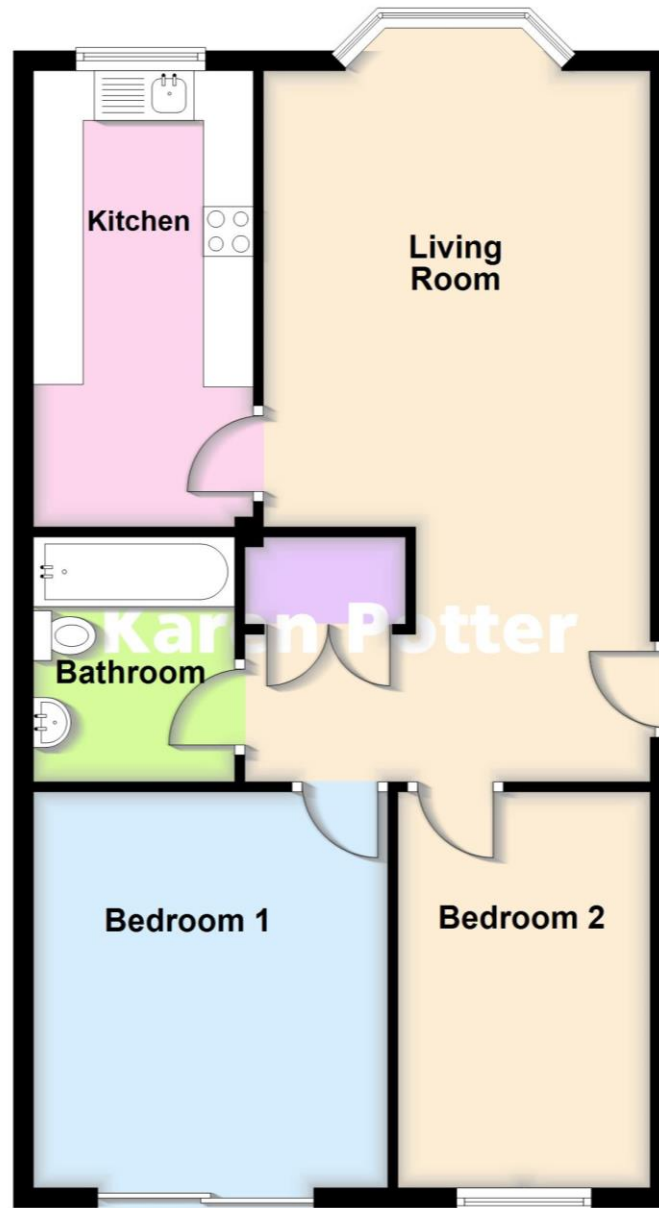
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Ground Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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