



#### TENURE

The property is leasehold. We are informed by the vendor that there is 107 years remaining on the lease. Annual service charge £2,800 (inclusive of £890 for reserve fund). Annual ground rent £510.98

#### COUNCIL TAX

Band G (from internet enquiry)

#### 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

Details prepared February 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	79   C
39-54	E		
21-38	F		
1-20	G		

#### TO THE OUTSIDE

The property is approached via a forecourt reception area with vehicular access to undercroft car parking via electronically operated doors with allocated parking space for apartment 13. There is pedestrian access both via The Rotunda and communal reception hall's lift and also from the undercroft car park area which also leads to a side entrance point with pedestrian access to both Westgate and the communal landscaped banks of the River Wharfe, on which this apartment and others within the development enjoy boating and fishing rights with historic mooring points.

The main entrance to the apartment is screened by video and telecommunication entrance system with remote control facility for ease of access for visitors.



## Wetherby ~ Apartment 13, The Rotunda, 67 Westgate, LS22 6NH

An outstanding ground floor riverside apartment revealing innovatively planned accommodation with high quality fixtures, in an unrivalled location within close walking distance of Wetherby's excellent facilities. Viewing essential to appreciate the space and views on offer.

- "Breath-taking" views over the river and Ings towards countryside in the distance
- Security video and telephone entry system
- Half circular living room with access to outdoor patio sitting area
- Two double bedrooms with direct access to patio
- Two luxury bathrooms and separate cloakroom w.c.,




  
**2 Recep    2 Beds    1 Bath    1 En-suite**

**£495,950** PRICE REGION FOR THE LEASEHOLD

#### 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.
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## WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 by pass and M1/A1 link south of Aberford.

### DIRECTIONS

From Wetherby town centre proceed in the direction of Harrogate along Westgate. At the new roundabout the property is situated on the left hand side.

### THE PROPERTY

An outstanding south facing ground level apartment occupying an unrivalled position in this prestigious riverside development.

With beech fitted internal doors and chrome plated electrical fittings, integrated kitchen with granite worktops and modern sanitary appliances. New carpets and floor coverings throughout.

A unique feature of the development lies in the fishing and boating rights with "breath-taking" views across the River Wharfe and the Ings towards open countryside. This particular apartment has direct from French windows onto patio sitting out areas and beyond onto communal gardens.

Westgate lies within easy level walking distance of the town centre and the property is offered with the benefit of immediate vacant possession on completion.

In further detail giving approximate room sizes comprises :-

### RECEPTION HALL

Approached by a main hall lift or stairs with security entry system installed with entrance door and spy hole, electric heater, walk-in storage cupboard housing hot water cylinder, telephone point.

### CLOAKROOM

Modern white suite comprising low flush w.c., vanity wash basin with chrome mixer taps, cupboards beneath, extractor fan.

### LOUNGE

23' 6" x 13' (7.16m x 3.96m) average  
Having full height floor to ceiling curved double glazed picture windows almost full length of this stunning light and airy sitting room with "breath-taking" views over the

River Wharfe and double glazed French door giving access to patio sitting out area. Recessed ceiling lighting, T.V. point, wall mounted telephone security entry phone. Two electric heaters.



### OPEN PLAN DINING KITCHEN

29' x 17' (8.84m x 5.18m) overall

### DINING AREA

16' 10" x 13' 9" (5.13m x 4.19m)

Two electric heaters, access to paved sitting out patio area via twin double glazed French door.



### KITCHEN AREA

17' 5" x 11' 10" (5.31m x 3.61m) overall

Recently fitted with range of quality wall and base units, granite work surfaces including breakfast bar, integrated stainless steel sink unit and granite drainer, chrome mixer taps, low vaulted recess downlighters, four ring ceramic hob with stainless steel splashback and extractor canopy above, integrated appliances including electric oven, microwave oven/grill and washer/dryer, dishwasher, fridge and freezer, double glazed window, attractive wood effect floor covering.



### STOREROOM

9' 10" x 4' 10" (3m x 1.47m) (off the kitchen)

With base units and work top, wine rack. There is a further :-

### LARGE STORE ROOM

29' 4" x 3' 10" (8.94m x 1.17m)

Having door access off the dining area with laminate floor covering

### INNER HALL

Ceiling downlighters, electric heater, second entrance door to communal hall giving additional external access.

### MASTER BEDROOM

20' 3" x 10' 3" (6.17m x 3.12m)

Having double glazed French door to patio area which can also be accessed from the guest bedroom. T.V. point, electric heater.



### EN-SUITE BATHROOM

13' x 6' 2" (3.96m x 1.88m)

Modern white suite with panelled bath and chrome shower attachment and mixer taps, vanity unit with inset wash basin with chrome mixer taps and base cupboards, low

flush w.c., shaver socket, walk-in shower cubicle with Grohe chrome shower, stainless steel ladder style heated towel rail, recess downlighters and extractor fan, wood effect floor covering, modern Aqua boards to walls.



### BEDROOM TWO

17' x 8' 10" (5.18m x 2.69m) average

With French doors and double glazed full height floor to ceiling curved double glazed picture window, electric heater, access to joint patio area with bedroom one.



### HOUSE BATHROOM

9' 6" x 6' 2" (2.9m x 1.88m)

Modern white suite comprising panelled white bath with chrome shower attachment, vanity unit incorporating wash hand basin and chrome mixer taps, low level w.c., shaver socket, extractor fan, wall mounted stainless steel ladder type heated towel rail, LED ceiling lights, modern Aqua boards to walls, wood effect floor covering.