

Apartment 24 Somersbury Court,
Somerset Road,

OFFERS AROUND
£170,000



A WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT WHICH HAS MODERN FIXTURES AND FITTINGS THROUGHOUT ALONG WITH AN ALLOCATED PARKING SPACE AND BALCONY. THE APARTMENT IS LEASEHOLD WITH A TERM OF 999 YEARS STARTING ON THE XX/XX/2009 AND A GROUND RENT FEE OF £260 PER YEAR, MANAGEMENT FEE IS £1076.28 PER YEAR, PAID QUARTERLY. ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE LOBBY

The apartment block has two main entrances. One from the main road and one that is accessed from the parking area to the rear. There is an intercom system and post boxes for each apartment. No 24 is a top floor apartment which can be accessed via the stairs or lift.



ENTRANCE HALLWAY

You enter the apartment into a very welcoming entrance hallway which has laminate flooring, spot lights and doors to the living dining kitchen, two bedrooms, shower room, utility cupboard which has plumbing for a washing machine, and airing cupboard.

LIVING DINING KITCHEN 17'0" apx x 16'11" apx

This impressive open plan room has ample space to house freestanding living / dining room furniture and is bright and airy courtesy of the balcony doors and large Velux window. The kitchen is fitted with a range of modern wood effect wall and base units, contrasting dark granite work surfaces with matching up-stands and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob, fridge freezer and dishwasher. There is mosaic effect tiled flooring to the kitchen area and doors lead onto the balcony and back to the entrance hallway.



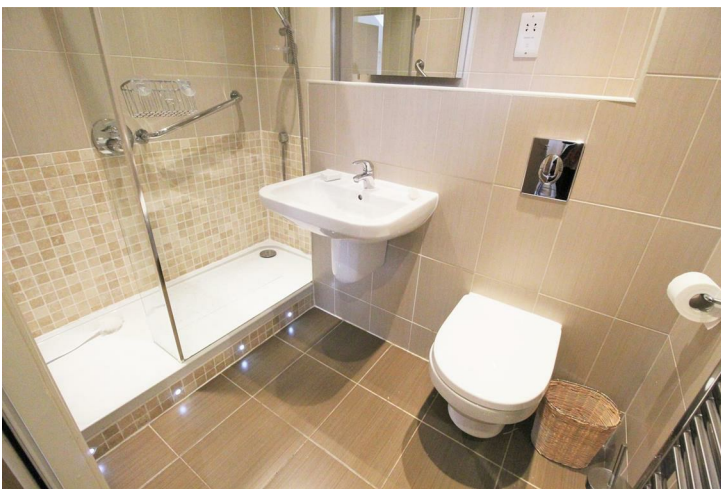


BALCONY



BEDROOM ONE 8'9" max x 11'5" max

Bursting with natural light, this good sized double bedroom has a fitted wardrobe to one side and a front facing window which overlooks the road and beyond. There is neutral decor and a door leads to the entrance hallway.



SHOWER ROOM 7'5" max x 5'5" max

This contemporary shower room is fitted with a three piece white suite including a double shower cubicle, wall mounted hand wash basin and concealed unit W.C. The room is fully tiled with attractive, neutral tiles and there are matching tiles to the floor. There are spot lights to the ceiling, a heated towel rail and a door leads to the entrance hallway.

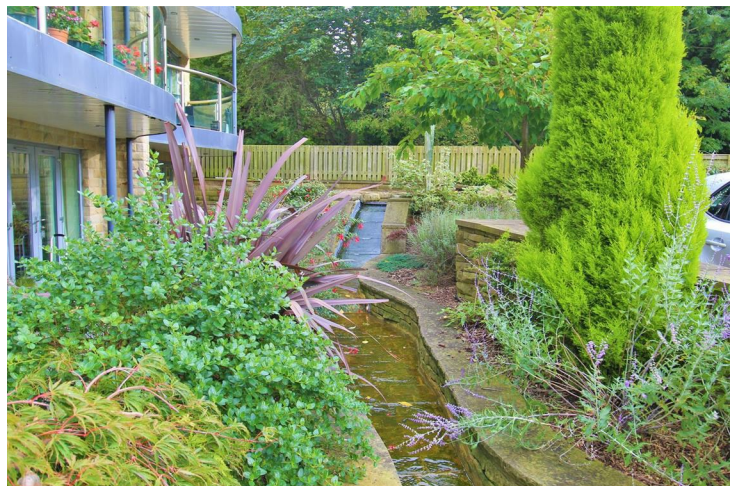
BEDROOM TWO 11'6" max x 8'9" max

Another fantastic bedroom which is also filled with light and enjoys tasteful decor. There is plenty of space for freestanding bedroom items and a door leads to the entrance hallway.



OUTSIDE / PARKING

Outside there is a stunning water feature along with mature shrubs and plants. The apartment benefits from one allocated parking space which is accessed via a secure, coded gate.



LEASEHOLD

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AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

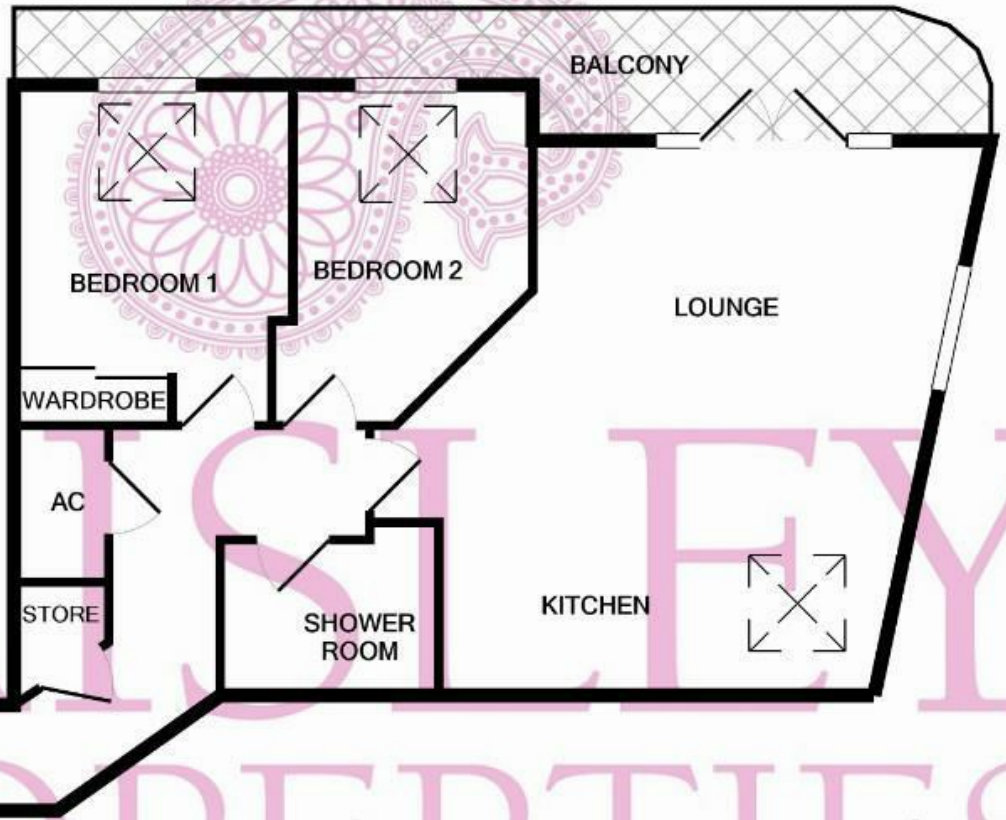
PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

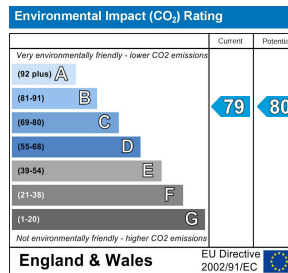
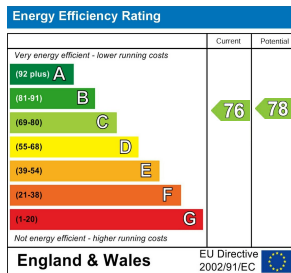
MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Measurements are approximate. Not to scale. Illustrative purposes only
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