



HOME
MARKETING & MANAGEMENT

45 SUTTON COURT, BEECH STREET, BINGLEY BD16 1HF

£89,950



Purpose Built 2nd Floor Apartment
One Bedroom. Lift
Economy 7 electric heating
Lounge. Fitted Kitchen
Tiled Shower Room
Communal Residential Lounge
Intercom System. Parking Space
Communal Gardens
Views towards Myrtle Park
No Chain. Vacant Possession

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**GENERAL DESCRIPTION
OVER 55's DEVELOPMENT**

Apartment designed for retired persons. The complex provides privacy and independence together with a warden and additional communal facilities including a residents lounge, lift and on site estate manager. Secure intercom entry system and laundry room.

A well presented 2nd floor warden controlled apartment in an over 60's development in the popular market town of Bingley. Will be of particular interest to retirees seeking a home located adjacent to Myrtle Park with easy access to local amenities in Bingley centre and benefitting from: Well maintained communal gardens with seating areas; residents car park; communal lounge; communal laundry facilities; lift access; neutral décor; modern fitted kitchen; white shower room suite; Upvc double glazing; economy 7 heating; living room with feature fireplace; pleasant outlook. An early inspection is recommended to appreciate the style; location and facilities this home has to offer. No chain

TENURE
Leasehold

Annual service charge is £2154.58 per annum includes water charges

There is in addition an annual ground rent of £350. Payable in two equal installments in March and September annually.

Residents must be 60 years of age, or in the case of a couple one 60 plus and one at least 55 years of age.

ROOM MEASUREMENTS

ENTRANCE HALL 9' 1" x 3' 1" (2.77m x 0.94m)

LIVING ROOM 16' 6" x 10' 0" (5.03m x 3.05m)

KITCHEN 7' 3" x 5' 7" (2.21m x 1.7m)

DOUBLE BEDROOM 15' 5" x 9' 0" (4.7m x 2.74m) max

SHOWER ROOM 6' 8" x 5' 5" (2.03m x 1.65m) max

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

