

FOR SALE



Ash Apartments, Chaloner Grove

2 Bedrooms, 2 Bathroom, Apartment

£120,000



**Ash Apartments, Chaloner
Grove**
2 Bedrooms, 2 Bathroom
£120,000

- No Onward Chain
- First Floor Apartment
- Two Double Bedrooms
- En Suite To Master Bedroom
- House Bathroom

We have received an offer of £112,000. Any increased offers are to be received within 5 days of this publication at the above agents

Martin and Co - Wakefield are pleased to bring to the market this first floor two bedroom modern apartment benefiting from open plan living kitchen, two bedrooms (one with en suite) and family bathroom. The property is in need of some cosmetic improvements but would suit an investor or even a first time buyer.

Externally there are communal garden areas and on-street parking for WMDC permit holders only which are issued on application. There is a permit-controlled allocated parking space in the car park for the apartment with communal space for visitors. There is also an on-site concierge service who can assist with a variety of needs eg. meter readings, parcel collection.

ENTRANCE HALL Apartment door leading into the apartment hallway with laminate flooring and gas central heated radiator.



LIVING ROOM / KITCHEN 14' 3" x 23' 2" (4.36m x 7.08m) Spacious open plan kitchen living dining area, intercom system, double glazed windows, gas central heated radiators and laminate flooring. The kitchen benefits from a range of wall and base units, with stainless steel sink, integrated gas hob and electric oven

MASTER BEDROOM 8' 10" x 16' 4" (2.7m x 4.99m) Double glazed window to the rear elevation, gas central heating radiator, door to the en suite shower room/w.c.

ENSUITE 7' 4" x 3' 10" (2.24m x 1.18m) Tiled corner shower cubicle with wall mounted shower, low flush w.c., wash hand basin, gas central heating radiator, partially tiled walls, extractor fan to the ceiling.



BEDROOM TWO 8' 8" x 11' 2" (2.66m x 3.41m) UPVC double glazed window to the side elevation, gas central heating radiator. With door leading to a dressing room...

DRESSING ROOM 5' 10" x 7' 6" (1.79m x 2.3m) With double glazed window and gas central heated radiator and located off the second bedroom

BATHROOM 6' 1" x 7' 10" (1.86m x 2.39m) Three piece bathroom suite having bath, low flush w.c. and wash hand basin with hot and cold taps, central heating radiator, partially tiled, extractor fan, shaver point.

LEASEHOLD INFORMATION 979 years left on lease, Service Charge - £1566.72pa Ground Rent - £150pa





%epcGraph_c_1_441%



MARTIN&CO



MARTIN&CO

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.