

FOR SALE



Flax House, Navigation Walk
Asking Price Of £275,000


MARTIN&CO

Flax House, Navigation Walk

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- Views of the River Aire
- Secure allocated parking located in the garage
- Spacious apartment
- Two double bedrooms
- Bathroom and en-suite

Spacious and beautifully presented two double bedroom apartment with allocated parking available in the ideal Victoria Quays development. The apartment has river views from the living room and is available to

Spacious and beautifully presented two double bedroom apartment with allocated parking available in the ideal Victoria Quays development. The apartment has river views from the living room and is available to purchase chain free and with vacant possession. Ideal for a first time buyer. Flax House is a perfect location just off Dock Street, ideally located for the City and the amenities of Brewery Wharf.

LEASEHOLD INFORMATION Lease term: 150 years (less one day) from 1st February 1986
Ground rent £25 pa
Service charge for 2024 £1,870.92

THE PROPERTY Communal entrance with stairs to the



upper floors.

HALLWAY L shaped hallway with entry phone system, electric wall mounted heater and recessed spot lights.

LIVING AREA 24' 7" x 20' 11" (7.50m x 6.38m) max The spacious open plan living area has views of the River Aire from the large windows. Wood effect laminate flooring throughout, recessed spot lights and two electric wall mounted heaters.

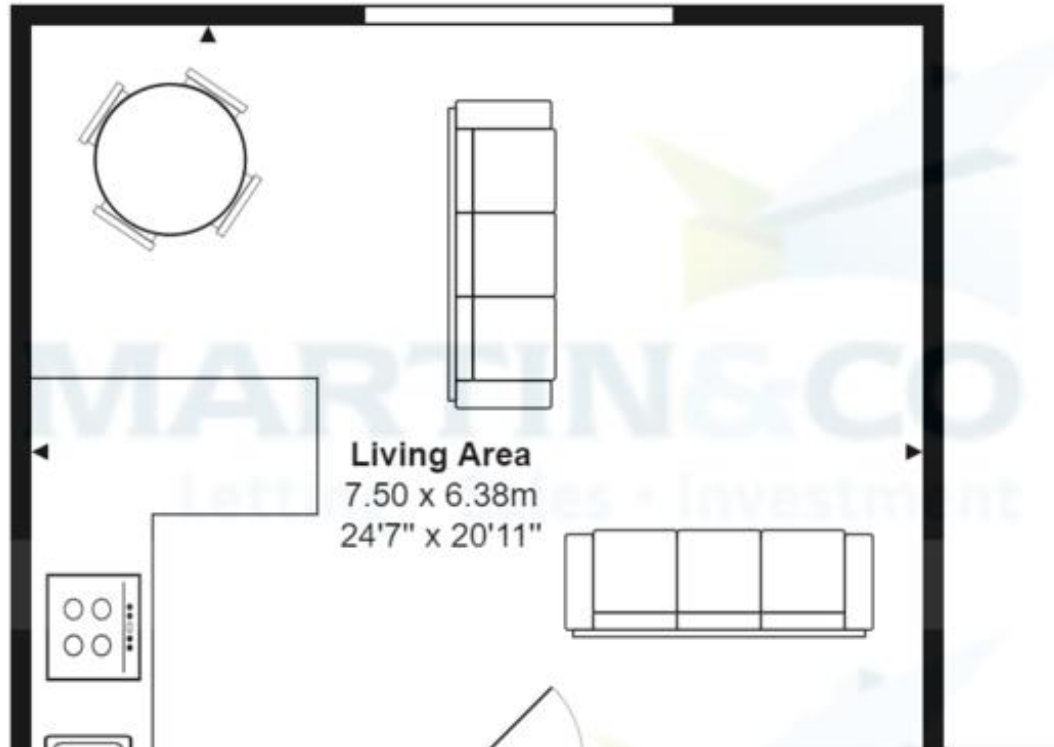
KITCHEN (Open Plan) The modern kitchen has recently had a new wood effect worktop and breakfast bar fitted, integrated appliances include, slimline dishwasher, washer / dryer, fridge / freezer and electric oven & hob.

BEDROOM ONE 10' 9" x 10' 3" (3.30m x 3.14m) The first double bedroom has newly fitted carpet and views overlooking the communal cobbles. Electric wall mounted heater and recessed spot lights.

ENSUITE 6' 11" x 2' 7" (2.11m x 0.80m) The shower room ensuite is partly tiled and comprises; shower unit with electric shower, hand basin and chrome heated towel rail.

BEDROOM TWO 11' 6" x 10' 2" (3.52m x 3.10m) The second double bedroom has newly fitted carpet and window overlooking the communal courtyard. Electric wall mounted heater
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