

**FOR SALE**



## Meadow Court, Alverthorpe

1 Bedroom, 1 Bathroom, Apartment

**£48,000**

**MARTIN&CO**



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1 Bedroom, 1 Bathroom

**£48,000**

- No Onward Chain
- Cash Buyers Only
- First Floor
- One Bedroom
- Parking Available



Martin and Co - Wakefield are pleased to bring to the market this first floor one bedroom apartment. Available with no chain and vacant possession

**FIRST FLOOR** First floor Apartment accessed via communal Entrance Door and stairs leading to second floor

**HALLWAY** Three doors to the rooms. electric heater, intercom system, cupboard housing the water heater and an electric box

**LOUNGE / KITCHEN** 10' 0" x 12' 8" (3.07m x 3.88m) French Doors leading to juliet balcony, the kitchen is fitted with modern wall and base units. Oven/hob is integrated. With electric wall mounted heater. Open plan into the lounge area

**BEDROOM** 7' 11" x 10' 5" (2.42m x 3.18m) Wall hung electric heater, UPVC window looking out to the rear and side.

**BATHROOM** 6' 3" x 5' 6" (1.92m x 1.70m) Obscured double glazed window to the rear aspect, fitted with three piece suite.

**LEASE DETAILS** 112 years left on lease  
Ground Rent is £250 per year  
Service Charge is £686.80 per year





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## Martin & Co Wakefield

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**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 form 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.