

**FOR SALE**



**MARTIN&CO**



## **Linden House, Manygates Park**

**1 Bedroom, 1 Bathroom, Apartment**

**£37,950**

**MARTIN&CO**





## Linden House, Manygates Park

1 Bedroom, 1 Bathroom

**£37,950**

- No Onward Chain
- Cash Buyer Only
- One Bedroom Apartment
- Ground Floor
- Private Entrance

Martin and Co - Wakefield bring to the market this One bedroom apartment. Inviting CASH BUYERS only. Briefly comprising of entrance hall way, with open plan kitchen living dining. The kitchen offering a range of wall and base units, electric oven and hob. The property benefits from a double bedroom and house with bathroom, with three piece suite and shower over bath.

OPEN LIVING / KITCHEN 9' 7" x 19' 10" (2.94m x 6.06m)

BEDROOM ONE 9' 7" x 13' 6" (2.94m x 4.14m)

BATHROOM 5' 10" x 6' 1" (1.8m x 1.86m)

LEASE DETAILS Service Charge: £1500 PA  
Ground Rent: £332.72 PA

108 Years Remaining on the Lease

Cash Buyers Only



PLEASE NOTE These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.



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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.