

**FOR SALE**



**Meadow Court, Alverthorpe**  
**Asking Price Of £45,000**

**MARTIN&CO**





## Meadow Court, Alverthorpe

1 Bedroom, 1 Bathroom

Asking Price Of £45,000

- NO ONWARD CHAIN
- PROPERTY IN NEED OF LIGHT RENOVATION
- GROUND FLOOR APARTMENT
- IDEALY SUITED TO FIRST TIME BUYERS

Martin and Co - Wakefield are pleased to bring to the market this ground floor one bedroom apartment located with the suburbs of Wakefield. Situated within walking distance of the Town Centre and all of it's amenities such as supermarkets, schools, shops and transport links to neighbouring towns, villages and cities. Property is located on a Coalfield.

We have received an offer of £44,000. Any increased offers are to be received within 5 days of this publication at the above agents.

**HALLWAY** Access is via a communal entrance door which in turn leads to the door to the apartment. Wall mounted electric heater, Intercom telephone, Cylinder cupboard off, leading to Lounge/Kitchen, Bathroom and Bedroom

**LOUNGE/KITCHEN** 12' 8" x 10' 0" (3.86m x 3.05m) to maximum point Kitchen Area - Range of wall and base units and inset single bowl, single drainer, stainless steel sink unit and mixer tap, 4 ring electric hob and built under oven with extractor over Lounge Area - wall mounted electric heater, PVCu double glazed French Doors opening to the rear communal lawned area.

BEDROOM Wall mounted electric heater, PVCu double glazed window

BATHROOM Combined three piece white suite comprising rectangular panelled bath with shower over and side screen, pedestal wash basin, low flush wc, ladder style towel radiator, PVCu double glazed obscure window.

LEASEHOLD 112 years left on the lease.

Ground Rent £250.00 pa.

Service Charges £1162.48 pa.

Property is located on a Coalfield

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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.