

MoveNow Properties



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FOR SALE

Grosvenor House, Wakefield,

WF1 3FJ

1 Bedroom and Studio Apartments

Price £95,000 - £110,000



ATTENTION BUY TO LET INVESTORS. Movenowproperties are delighted to offer these brand new 1 bedroom and Studio apartment for sale. Available with a sitting tenant. Situated on the ground, first, Second and third floors with a modern finish, having integrated kitchen appliances. Located in Wakefield town centre.

- Brand New Apartments
 - Modern
- Integrated Kitchen Appliances
 - Internal Bicycle Storage
 - Electric Heating
- Wakefield Town Centre Location
 - Must be Viewed
 - Lift Access
- Currently rented offering a gross yield of 7.8%
 - With Sitting Tenants
- Located over Ground, First and Second Floors

Accommodation briefly comprises:

Hallway

Neutrally decorated, intercom system, storage cupboard housing water tank and doors to separate rooms.

Bathroom

Comprising of a 3 piece suite having shower cubicle, low flush WC and wash basin set in vanity. Vinyl flooring and part tiling to walls.



Living Area

A cosy living space with carpet flooring, neutrally decorated walls, large double glazed window allowing lots of natural light and electric heater.



Kitchen

Having a range of wall and base units with complementary work surfaces, integrated fridge/freezer, integrated washing machine, electric oven and hob with extractor hood above, sink and drainer with mixer tap, vinyl flooring and modern part tiling to walls.



Bedroom

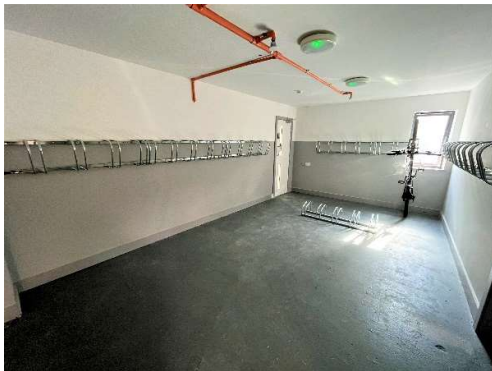
Double bedroom with carpet flooring, neutral decoration, electric heater and large double glazed window allowing lots of natural light.





Communal

Well maintained communal areas accessed via secure door entry coded system. With letterboxes and lift access. Also benefitting from internal bicycle storage and bin storage.



Images

The images provided show the general standard and finish of all the apartments. Please use the floorplan as a guide and an internal viewing is strongly recommend.

Broadband

Cable / Fibreoptic

Council Tax Band

A

Tenure

Leasehold

Term: 999 years from 2023 Approx 998 years remaining

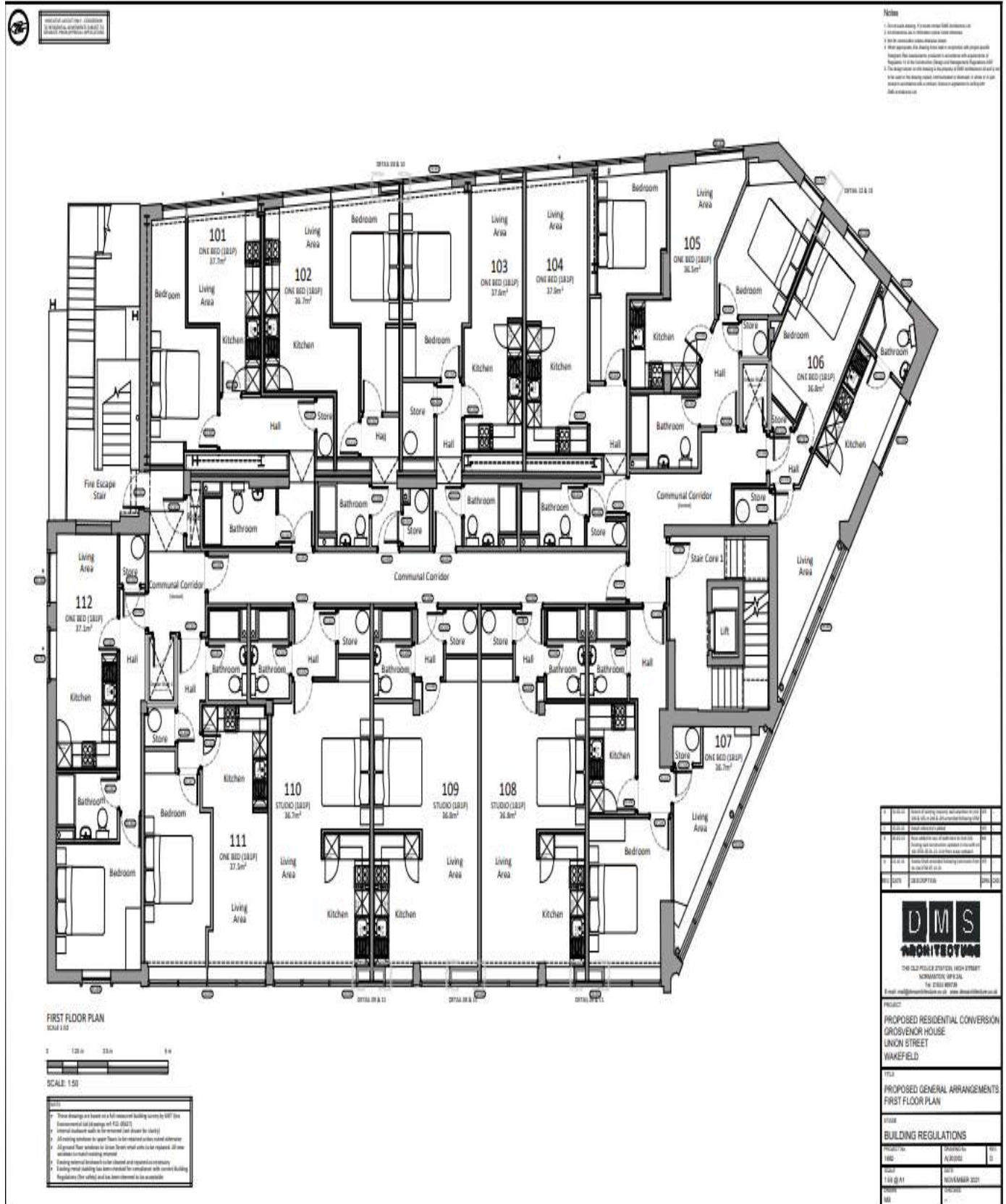
Service charge: £1244 per annum

Ground Rent: Peppercorn lease

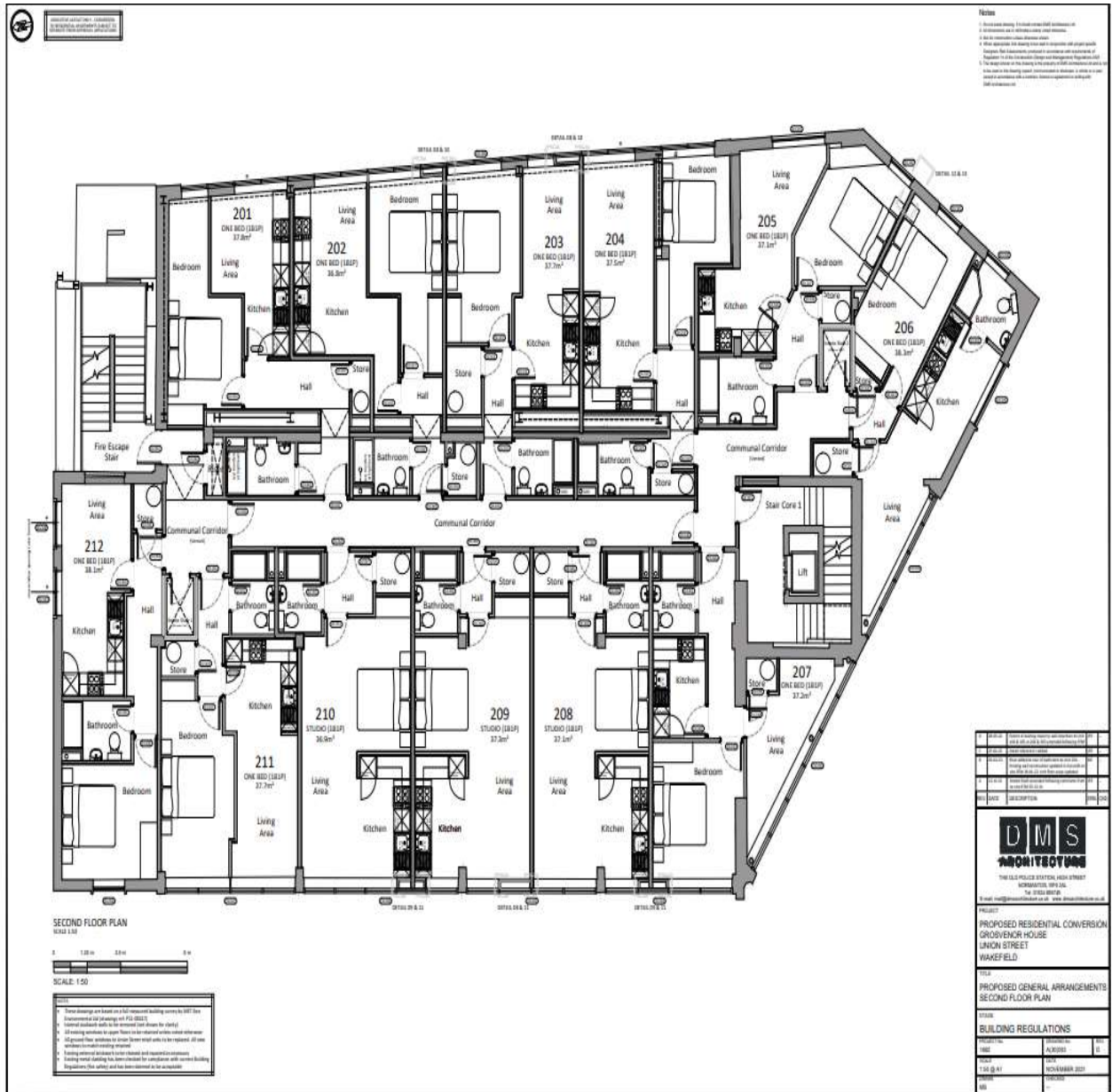
Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

First Floor



Second Floor



NO.	DATE	DESCRIPTION	BY	CHECKED
01	15/11/2021	ISSUED FOR PERMIT	DM	DM
02	15/11/2021	ISSUED FOR PERMIT	DM	DM
03	15/11/2021	ISSUED FOR PERMIT	DM	DM
04	15/11/2021	ISSUED FOR PERMIT	DM	DM
05	15/11/2021	ISSUED FOR PERMIT	DM	DM
06	15/11/2021	ISSUED FOR PERMIT	DM	DM
07	15/11/2021	ISSUED FOR PERMIT	DM	DM
08	15/11/2021	ISSUED FOR PERMIT	DM	DM
09	15/11/2021	ISSUED FOR PERMIT	DM	DM
10	15/11/2021	ISSUED FOR PERMIT	DM	DM

DMS ARCHITECTURE
THE OLD POLICE STATION, HIGH STREET
WAKEFIELD, WYKES
WAKEFIELD, WYKES
WAKEFIELD, WYKES

PROJECT:
PROPOSED RESIDENTIAL CONVERSION
GROSVENOR HOUSE
UNION STREET
WAKEFIELD

TITLE:
PROPOSED GENERAL ARRANGEMENTS
SECOND FLOOR PLAN

ISSUE:

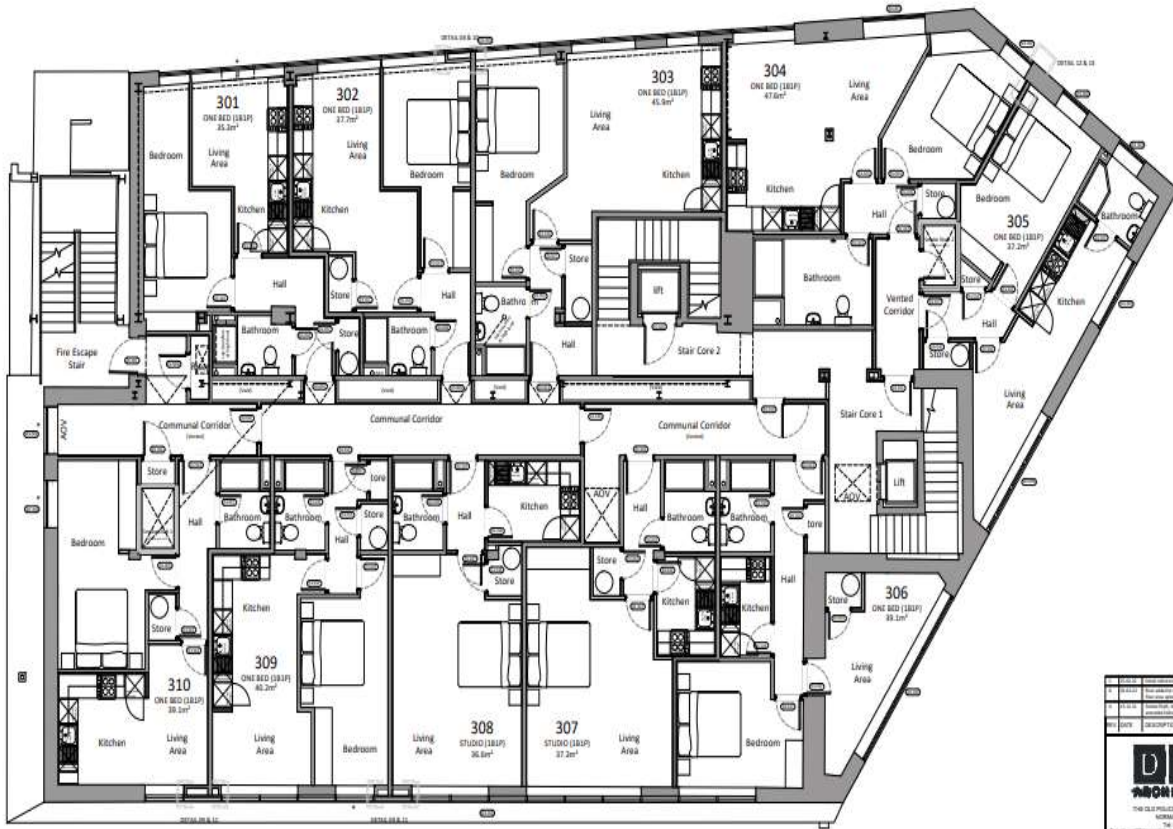
BUILDING REGULATIONS		
REGULATION	DATE	BY
100	15/11/2021	DM
101	15/11/2021	DM
102	15/11/2021	DM
103	15/11/2021	DM
104	15/11/2021	DM
105	15/11/2021	DM
106	15/11/2021	DM
107	15/11/2021	DM
108	15/11/2021	DM
109	15/11/2021	DM
110	15/11/2021	DM

Third Floor



Notes

1. Dimensions are given in millimeters and rounded to the nearest millimeter.
2. All dimensions are given in millimeters.
3. All dimensions are given in millimeters.
4. All dimensions are given in millimeters.
5. All dimensions are given in millimeters.
6. All dimensions are given in millimeters.
7. All dimensions are given in millimeters.
8. All dimensions are given in millimeters.
9. All dimensions are given in millimeters.
10. All dimensions are given in millimeters.



THIRD FLOOR PLAN
Scale 1:50



SCALE: 1:50

- 1. These drawings are based on a full structural building survey by GRT Ltd.
- 2. Communal lift shafting will be retained.
- 3. Common loadbearing walls will be retained (not shown for clarity).
- 4. All existing windows to open have to be retained in the original position.
- 5. All ground floor windows to close must still only be for replacement. All new windows must be double glazed.
- 6. Existing external brickwork to be checked and repaired as necessary.
- 7. Existing brickwork to be checked for compliance with current building regulations. The walls will be reinforced to be adequate.



NO.	DATE	DESCRIPTION	BY	CHKD
1	15/03/2021	ISSUED FOR PERMIT	DM	DM
2	15/03/2021	ISSUED FOR PERMIT	DM	DM
3	15/03/2021	ISSUED FOR PERMIT	DM	DM
4	15/03/2021	ISSUED FOR PERMIT	DM	DM
5	15/03/2021	ISSUED FOR PERMIT	DM	DM
6	15/03/2021	ISSUED FOR PERMIT	DM	DM
7	15/03/2021	ISSUED FOR PERMIT	DM	DM
8	15/03/2021	ISSUED FOR PERMIT	DM	DM
9	15/03/2021	ISSUED FOR PERMIT	DM	DM
10	15/03/2021	ISSUED FOR PERMIT	DM	DM

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PROJECT:
PROPOSED RESIDENTIAL CONVERSION
GROSVENOR HOUSE
UNION STREET
WAKEFIELD

TITLE:
PROPOSED GENERAL ARRANGEMENTS
THIRD FLOOR PLAN

FIGURE:
BUILDING REGULATIONS

PROJECT NO.	2021/001	DATE	15/03/2021
NO.	001	DATE	15/03/2021
SCALE	1:50 @ A1	DATE	15/03/2021
NO.		DATE	

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.