

Move Now Sales



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FOR SALE

Elm, Chaloner Grove, Wakefield,

WF1 4SS

2 Bedroom, Ground Floor

Apartment

£130,000



Movenowproperties are pleased to offer this modern, ground floor 2 bedroom apartment. Situated on the outskirts of Wakefield town centre, close to Pinderfields Hospital. Very popular development.

Accommodation briefly comprises:

Entrance via communal door to hallway.

Apartment Hallway

Having radiator, useful storage cupboard, neutrally decorated and doors leading to separate rooms.

Open Plan Kitchen/Living Area

Measurements: 23' 0" x 14' 2" (7.00m x 4.33m)

Spacious living area with laminate flooring, double glazed windows to side and rear elevations and radiator. Kitchen space having a range of wall and base units with complementary work surfaces, stainless steel sink and mixer tap, electric oven, gas hob and extractor above, part tiling to walls, double glazed window to rear aspect, and breakfast bar.



Bedroom 1

Measurements: 16' 6" x 8' 8" (5.02m x 2.64m)

Double bedroom with carpet flooring, neutrally decorated, radiator, double glazed windows to side elevation and door to en-suite.



En-Suite

Measurements: 4' 1" x 4' 0" (1.25m x 1.22m)

With shower unit, low flush WC, wash basin, tiling to walls, radiator, vinyl flooring and frosted double glazed window.



Bedroom 2

Measurements: 11' 3" x 8' 10" (3.42m x 2.69m)

Another double bedroom with double glazed window, carpet flooring and radiator.



Bathroom

Measurements: 7' 11" x 6' 3" (2.41m x 1.91m)

Having a modern white 3 piece suite, low flush WC, wash basin, bath with overhead shower, tiling to walls, vinyl floor covering and radiator.



Outside

Allocated parking space.

Tenure

Leasehold

999 year lease from 2003

Service charge and ground rent approx. £370 per quarterly

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			81
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England	EU Directive 2002/91/EC		

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

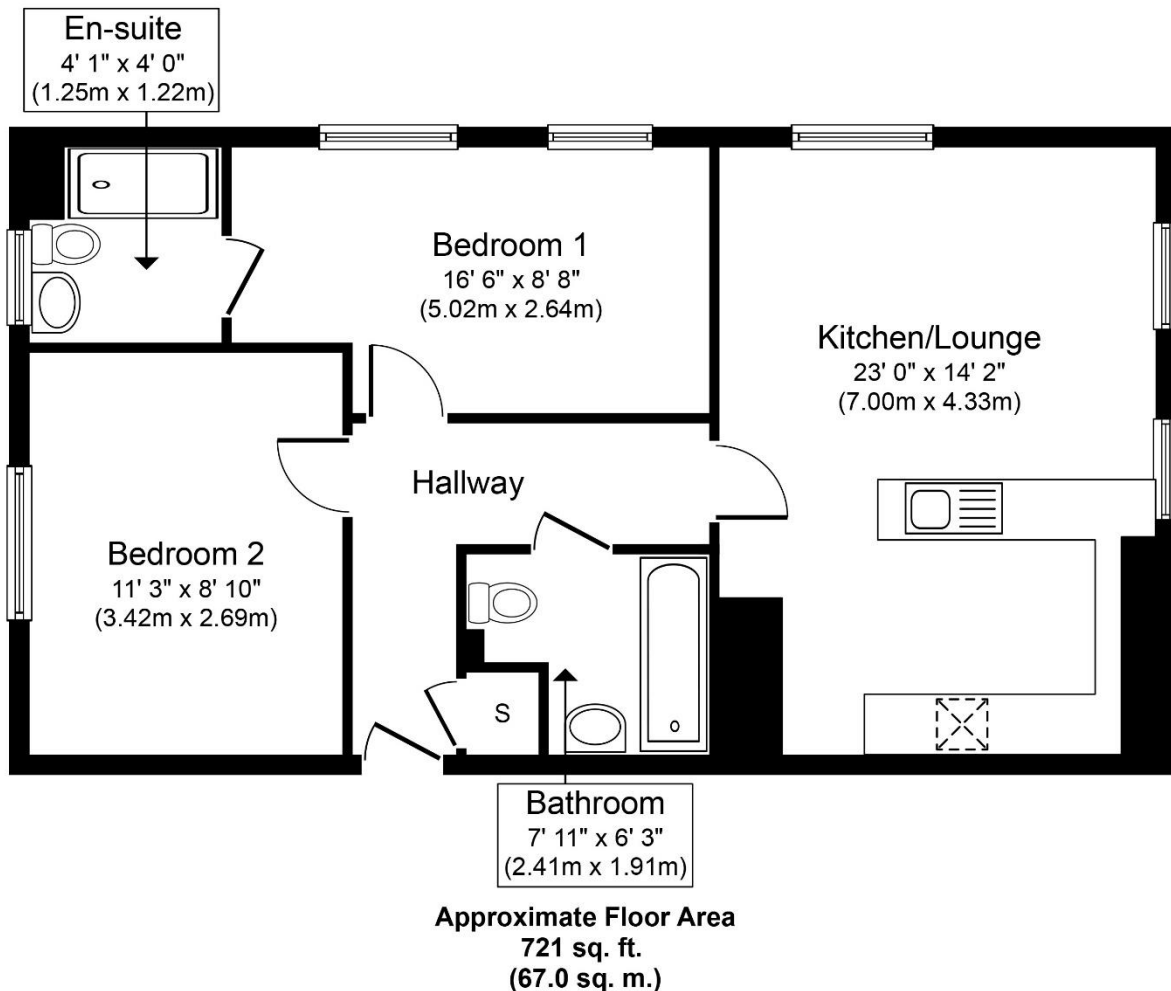
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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