



3 Knightsbridge Court

Parsonage Lane, Brighouse, HD6 1FB

Offers Around £165,000 Leasehold





Located within the sought-after over-55s residential complex of Knightsbridge Court, this well-presented one-bedroom ground-floor apartment is offered with no upper chain. Providing ready-to-move-into accommodation, the property benefits from new wall-mounted digital electric heaters throughout and features French doors opening onto a small private patio.

Knightsbridge Court offers a range of excellent facilities, including a residents' lounge with library area and kitchen, laundrette, administration office, intercom entry system with CCTV, 24-hour emergency call service with a central Careline office, and a guest suite for visiting friends and family, available for a small additional fee. There is also ample residents' parking within the private car park, together with additional spaces for visitors.

Offering comfortable and convenient living in a well-established retirement setting, this appealing home is likely to be of particular interest to those looking to downsize.

Location

The complex is accessed via Parsonage Lane from Church Lane. The property is conveniently located within walking distance of local doctors' surgeries and a chemist, as well as Brighouse town centre, which offers a wide range of shops, amenities and services.

Accommodation

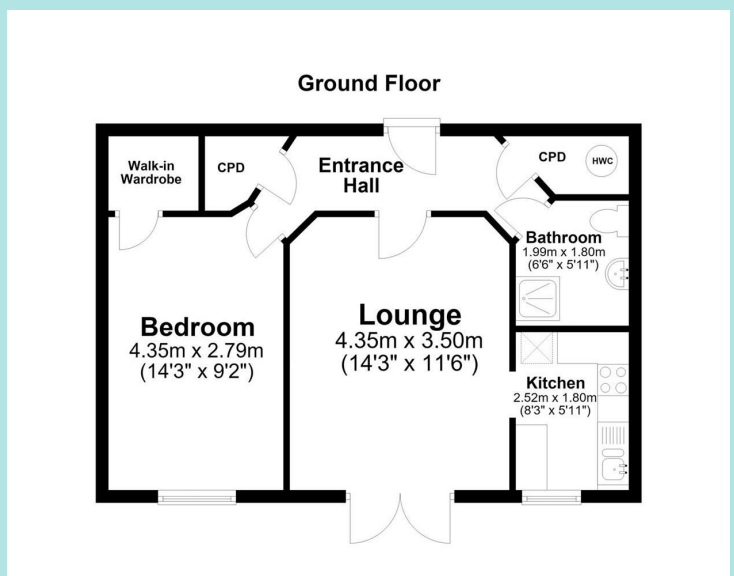
A spacious communal entrance hallway leads to the apartment's private entrance. The entrance hallway benefits from an intercom system and two large storage cupboards, one at either end. One cupboard houses the hot water cylinder and electrical consumer unit, while the other is a generous pantry/storage cupboard with fitted shelving.

A generously proportioned lounge features ceiling coving and French doors opening onto the private patio area. An open doorway leads into the kitchen, which is fitted with herringbone-effect linoleum flooring and tiled splashbacks. There is a good range of wall, base and drawer units with complementary work surfaces incorporating a one-and-a-half-bowl sink with drainer and mixer tap, together with a four-ring electric hob and extractor hood above. There is also an integrated electric oven, plumbing for a washing machine and space for a fridge freezer.

The good-sized double bedroom has a window overlooking the rear elevation and benefits from a walk-in wardrobe fitted with hanging rails and shelving.

Completing the accommodation is the wet-room-style bathroom, featuring part-tiled walls, a heated towel rail, wall-mounted electric shower with shower seat and a useful wall-mounted storage cupboard. The two-piece white suite comprises a wash hand basin and WC. Further features include a shaver socket and wall-mounted mirror with integrated lighting.

Externally, the apartment benefits from a small paved private patio area, accessed via the French doors from the lounge, with adjoining lawn and a pebbled pathway. Residents also have use of the well-maintained communal grounds, which feature manicured lawns and established borders planted with a variety of mature trees, plants and shrubs. A gate provides direct access to the grounds of Brighouse Library and Art Gallery, offering a quiet and pleasant setting for walks. There is non-allocated private parking within the residents' car park, together with ample visitor parking.



Council tax band: B

EPC rating: B

Ground rent: £0 / Nil

Service charge: £2,646.87

Lease term: 150 years from 1 January 2001

ws-residential.co.uk
WS
 RESIDENTIAL

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation 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.