



7 Kitchenman Apartments Charlotte Close

Halifax, HX1 2NT

Offers Around £125,000 Leasehold





Kitchenman Apartments are part of a residential conversion set within "The Royal"—the historic former Royal Halifax Infirmary on Charlotte Close in Halifax. This ground floor one-bedroom apartment offers comfortable and convenient living, and is offered with no upper chain, making it ideal for first-time buyers or those looking to downsize.

The property features a spacious open-plan living area, with the kitchen positioned to the rear and access from the lounge to a private paved patio. There is also an allocated parking space.

Location

This popular residential development is accessed from Free School Lane via Emily Way. It occupies a pleasant and highly convenient position within walking distance of Halifax town centre, highly regarded schools and excellent transport links. Nearby recreational amenities include The Shay Stadium, Spring Hall Athletics Track, Manor Heath Park and Savile Park Moor.

Accommodation

A private entrance leads into the welcoming entrance hall, which benefits from two useful storage cupboards, one of which houses the electric central heating boiler.

A good-sized double bedroom is positioned at the front of the property, featuring large front-facing windows and a fitted triple wardrobe. The adjacent house bathroom is spacious and well appointed with a white three-piece suite comprising a wash hand basin, low-flush WC and bath with mixer tap and shower attachment over. The bathroom is finished with part-tiled walls and tile-effect lino flooring.

The generous open-plan living and kitchen area provides an excellent space for both relaxing and entertaining, with a window and double doors opening onto the rear patio. The kitchen is positioned to the rear and features a range of wall, base and drawer units with tiled splashbacks. Contrasting work surfaces incorporate a stainless steel sink with drainer and mixer tap, together with a four-ring gas hob and concealed extractor hood above. Integrated appliances include an electric oven, washing machine, and dishwasher. There is a recessed space for a fridge freezer.

Externally, the property benefits from one allocated parking space, number 62, located directly outside the front garden, with additional visitor parking available nearby. To the front, a low wall encloses a low-maintenance garden, with a paved pathway leading to the front door. To the rear, the property enjoys a small, private paved patio area.

Lease Information

The apartment is Leasehold on a Term of 999 years from 1 January 2003 with approximately 976 years remaining.

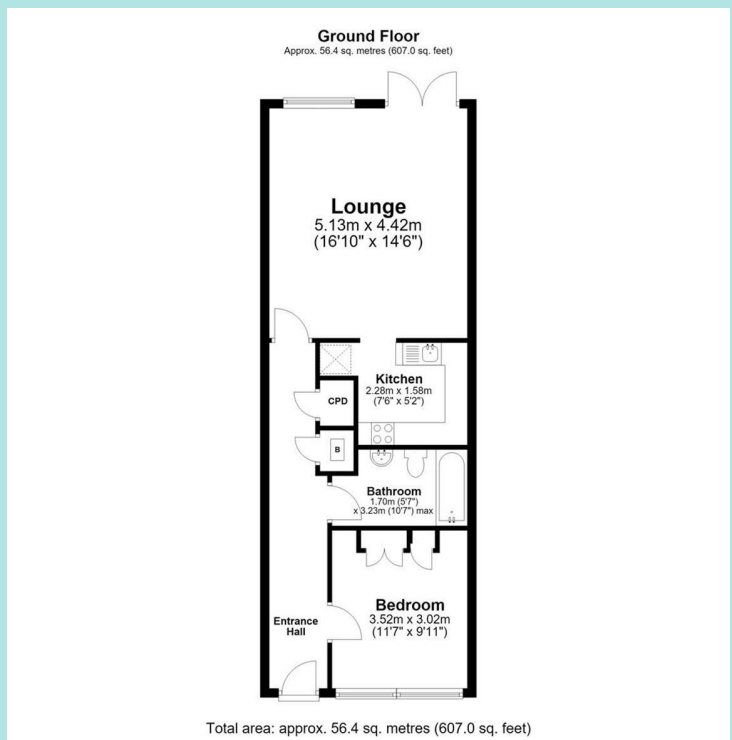
We are advised the Ground Rent is £150 per annum and the Service Charge is £1,163.89 per annum.

Council tax band: B

EPC rating: C

Ground rent: £150.00 per annum.

Service charge: £1,163.89 per annum.



ws-residential.co.uk

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.