# Apartment 5 Somersbury Court, 262 Somerset Road,

**OFFERS AROUND £260,000**
















SET WITHIN BEAUTIFULLY KEPT GROUNDS, THIS IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT BOASTS SPACIOUS AND STYLISH LIVING ACCOMMODATION, A LOVELY ADJOINING PATIO AND SECURE GATED PARKING FOR TWO VEHICLES.

LEASEHOLD - 150 YEARS - EXPIRES 2158 - CHARGES £150 PER ANNUM / SERVICE CHARGE £212 PER MONTH/ COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY PROPERTIES

**ENTRANCE LOBBY**
The apartment block has two main entrances. One from the main road and one that is accessed through secure gates which lead to the parking area to the rear. There is an intercom system and post boxes for each apartment. No 5 is a ground floor apartment.

**ENTRANCE HALLWAY**




You enter the property through a timber door into a welcoming hallway with spotlights to the ceiling. Offering space for freestanding furniture and ample room to remove coats and shoes. Doors lead to the open plan living dining kitchen, utility room, two double bedrooms (one with an ensuite shower room), shower room/wet room and storage cupboards with shelving ideal for towels and bed linen.

**LIVING DINING KITCHEN 26'1" max x 16'7" max**




This stunning, open plan living dining kitchen really is the heart of the home. There is an abundance of space to accommodate living room furniture and a dining table with chairs. The kitchen is fitted with cream gloss base and wall units with undercounter lighting, contrasting quartz worktops with matching upstands and an inset porcelain sink with mixer tap over. Integrated appliances include an oven, microwave, four ring electric hob with extractor fan over, fridge freezer and a dishwasher. A bank of windows with patio doors flood the room with natural light and open to a lovely patio area. A door opens to the hallway.









**UTILITY ROOM 7'9" max x 3'0" max**
Accessed from the entrance hallway, this handy utility room has plumbing for a washing machine, space for household items, fitted shelving and a fitted cupboard with hanging rails.

**BEDROOM ONE 14'1" max x 9'4" max**




Beautifully presented, this generously sized double bedroom is flooded with natural light courtesy of the double floor to ceiling window. There is plenty of room for bedroom items and a fitted gloss wardrobe. Doors open to the ensuite shower room and back to the hallway.

**ENSUITE SHOWER ROOM 8'5" max x 5'6" max**




This attractive ensuite shower room is fitted with a three piece white suite comprising of a low level WC, wall hung hand wash basin and double shower cubicle with sliding glass screen. The room is fully tiled with complementary heated tile flooring underfoot, has a chrome towel radiator, spotlighting to the ceiling and a door leads through to bedroom one.

**BEDROOM TWO 13'4" max x 8'3" max**




Currently utilised as a home office, this well-proportioned double bedroom offers space for a range of bedroom furniture. The room is neutrally decorated, benefits from a fitted gloss wardrobe and a double floor to ceiling window which overlooks the patio. A door opens to the hallway.

**MAIN SHOWER ROOM / WETROOM 8'0" max x 5'6" max**




A modern and accessible shower/wet room which comprises of a walk in shower with a stylish tile splash, a large wall hung wash basin with mixer tap, low level W.C, chrome towel radiator. and space for freestanding storage. There are spotlights to the ceiling and a door opens to the hallway.

**PATIO**

Seamlessly adjoining the open plan living dining kitchen, this outdoor space provides a tranquil extension of the living accommodation, perfect for both entertaining and quiet enjoyment. There is room for garden furniture and decorative pots/planters. A low stone wall separates the space and gives a view to the developments water feature. A gate opens to the rear path entrance.





**EXTERNAL, PARKING AND CONSERVATORY**







Entered by a coded electric gate, Apartment 5 has two allocated parking spaces, one in the main car park and one covered parking space with visitor parking available.

A lovely conservatory is key accessible by residents and can be booked for gatherings if desired.








Somersbury
Court

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease -150 Years
Start date - 2008
Years remaining - 132 Years

ADDITIONAL COSTS:
Ground rent - £150 per annum
Service charge - £212 per month

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Stone

PARKING:
Secure gated parking for two vehicles - one in main car park and the other is covered parking.

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Heat pump
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

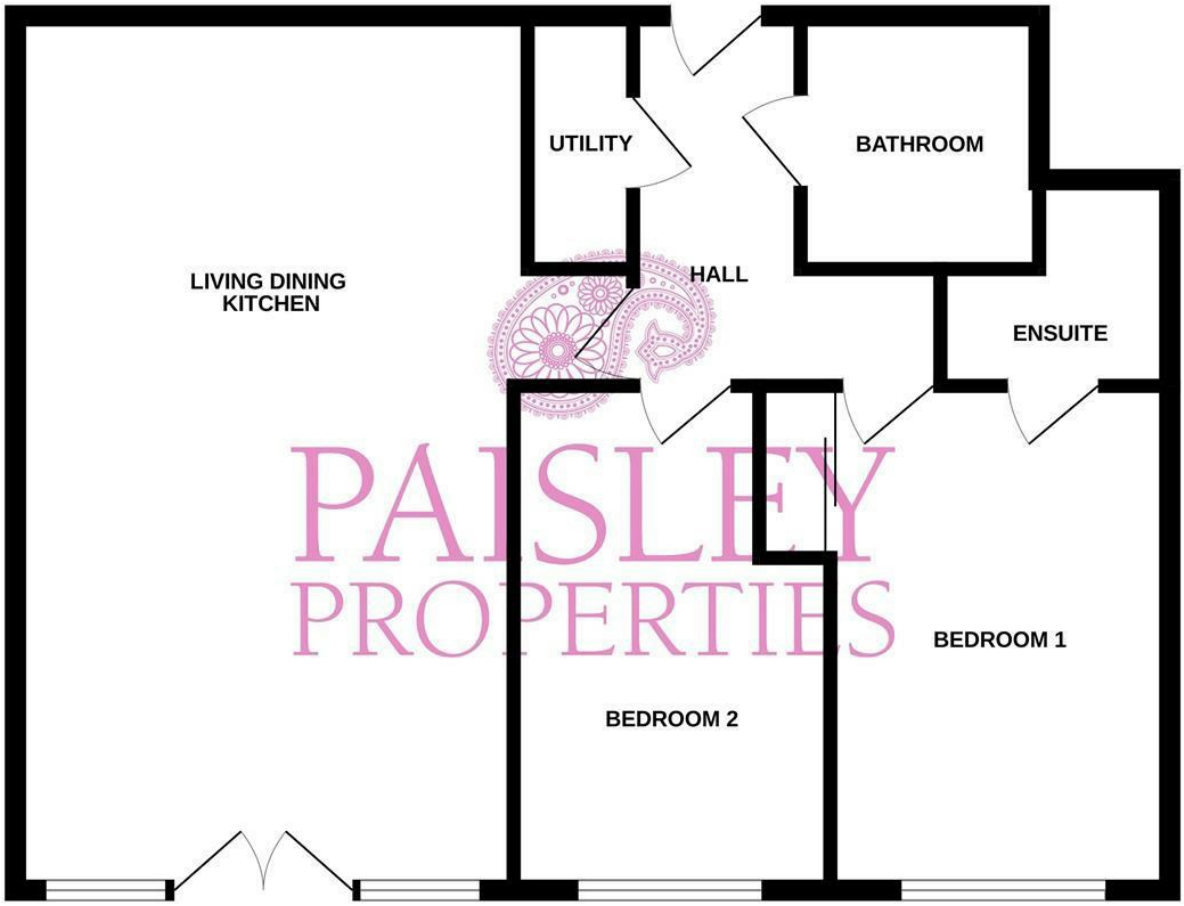
**MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

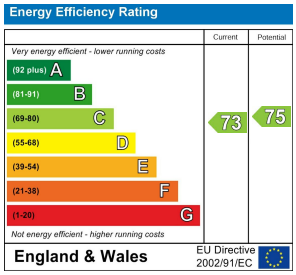
**PAISLEY PROPERTIES**

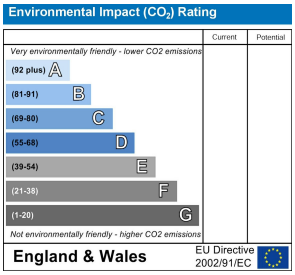
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.




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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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