

Peter David

Properties Ltd

Residential Sales and Lettings



## Regent Court, Albert Promenade Savile Park

Offers Over £127,000





Peter David are delighted to bring to the market this SECOND FLOOR TWO BEDROOM TWO BATH apartment in this desirable area of Savile Park. This apartment has the benefit of a SINGLE GARAGE and super views over the moor.

Regent Court is a respected development conveniently located close to various amenities including the local TESCO supermarket, shops and served by a frequent bus service. Halifax Town Centre is within easy walking distance as is the local Calderdale Royal Hospital. For commuters travelling on the trans Pennine commuter belt the M62 network is only 10 minutes drive away.

This well presented apartment would ideally suit an investor, first time buyer or professional. The internal accommodation briefly comprises of an entrance vestibule which gives access to all the principal rooms; open plan living/dining/kitchen, two double bedrooms with master en suite, main apartment bathroom, utility room and store room housing the boiler. Electric heating throughout the apartment and PVCu double glazing. The apartment has the benefit of a private single garage for parking. Please be aware this apartment is located on the second floor and is accessed via two flights of stairs. There is no lift access in this block.

Please direct any enquiry you may have to our sales team who will be happy to assist you.

- WONDERFUL VIEWS OVER THE MOOR
- INCLUDES A SINGLE GARAGE
- TWO DOUBLE BEDROOMS
- MASTER EN SUITE SHOWER ROOM
- INTEGRATED WHITE GOODS
- UTILITY ROOM
- EPC BAND C
- CLOSE TO HALIFAX / M62 / HOSPITAL

### Accommodation

Enter the communal entrance area via a secure communal door. Electric meter rooms located on the ground floor. Post boxes and communal notice board. Stairs lead to the apartment.

### Entrance vestibule

On entering the apartment the entrance vestibule provides access to all the principal rooms. Store cupboard housing the hot water system.

### Open plan living room

16'5" x 13'2" max (5.00 x 4.02 (4.01) max)

Offers open views over Savile Park. Patio doors open to a juliet balcony. A spacious open plan living area with shelving, TV, satellite and phone points.

### Kitchen

8'11" x 9'10" (2.73 (2.72) x 2.99 (3.00))

Modern fitted kitchen with a range of wall and base units with complementary work surfaces and upstand. Stainless steel sink with chrome mixer tap. Four ring electric hob, oven, dishwasher and fridge all integrated.

### Bedroom

10'2" x 11'2" (3.09 (3.10) x 3.41 (3.40))

With fitted wardrobe, PVCu double glazed window and electric heating.

### En suite

6'2" x 5'11" (1.89 (1.88) x 1.80)

A part tiled shower room comprising sink with pedestal, wc, shower enclosure with electric shower, mirror and towel rail.

### Bedroom

9'10" x 13'7" (3.00 x 4.13 (4.14))

With PVCu double glazed window and electric heating.

### Main bathroom

8'0" x 6'3" (2.44 x 1.91)

A white suite comprising a sink with pedestal, wc and bath. Mirror. Towel rail and electric heating.

### Utility Room

Useful worktop with an automatic washing machine and freezer below.

### Garage

With power

### Outside

16'10" x 8'9" (5.13 x 2.67)

Outside there are communal gardens and a car park with visitor parking. There is also ample on street parking.

### Service charges

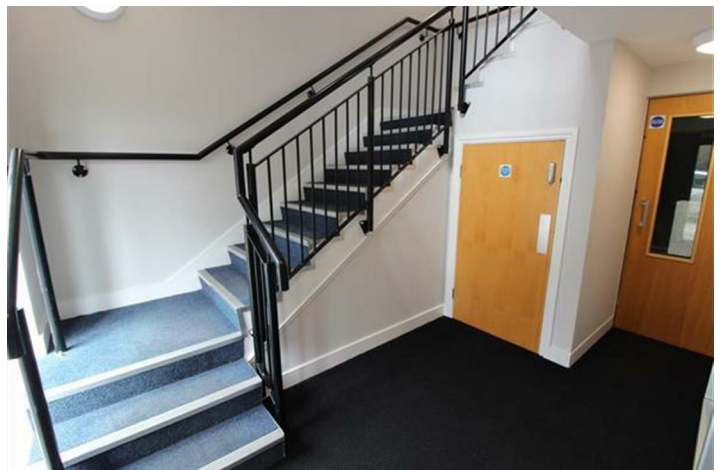
There is an annual ground rent of £210 and a monthly service charge of £75 which will cover communal areas of responsibility such as the gardens, car park, security gates, cleaning of the communal areas, buildings insurance and external window cleaning. Years remaining on the lease: 155 years from 2004

### Directions

Please use the postcode HX3 0HD for sat nav directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

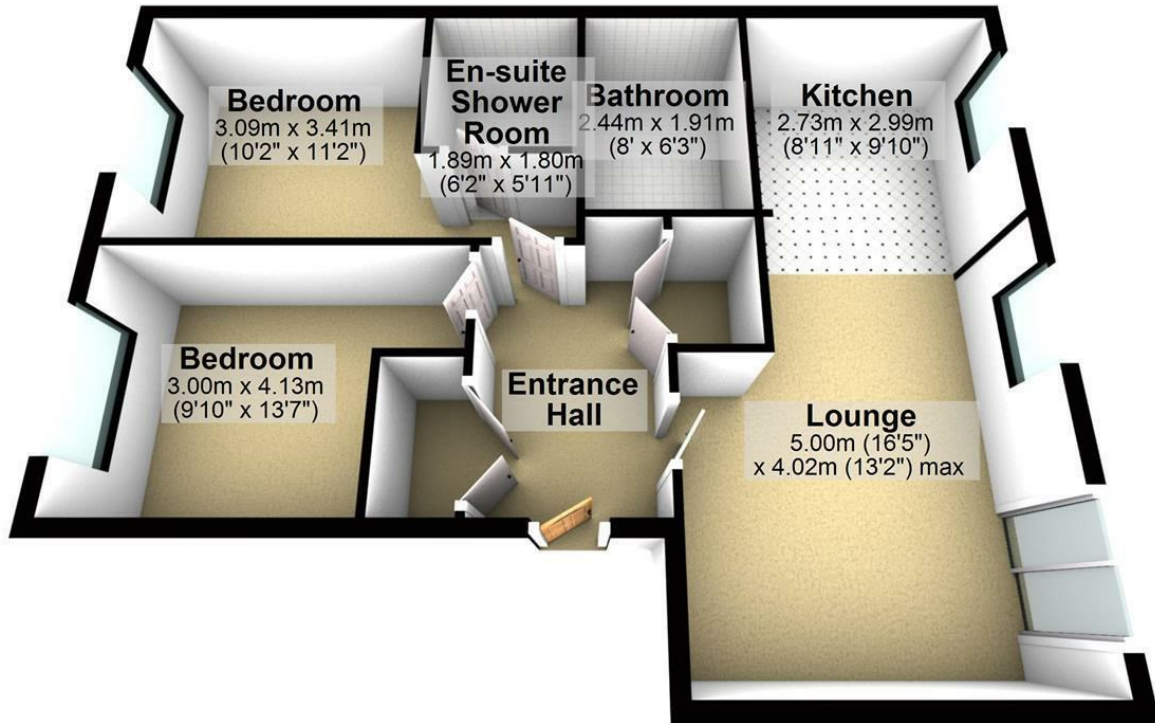


## Terrain Map



## Floor Plan

### Ground Floor

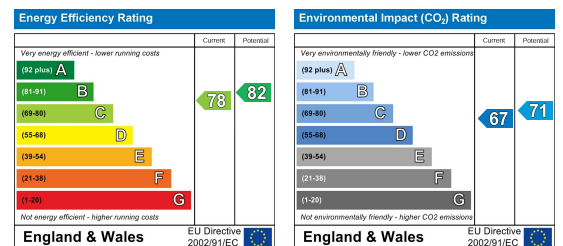


To be used for Illustration purposes only. Measurements are approximated.  
Plan produced using PlanUp.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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