

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Charlotte Close,**

**£124,500**





Nestled in this prestigious development in Savile Park. 'The Royal', as it is affectionately known, is a sympathetic conversion of the old Victorian hospital which boasts charm and character throughout. This well-presented ground floor one-bedroomed apartment offers a perfect blend of comfort and convenience. The property boasts an inviting entrance hall that leads into a spacious open-plan lounge and dining area, seamlessly connected to a modern kitchen, making it an ideal space for both relaxation and entertaining.

The apartment features a generously sized double bedroom, providing a peaceful retreat, along with a well-appointed bathroom that caters to all your needs. Additionally, a storeroom offers extra space for your belongings, ensuring that the apartment remains tidy and organised.

One of the features of this property is the allocated parking space, a rare find in such a central location. Residents will appreciate the excellent access to local amenities in Savile Park and Skircoat Green, as well as the vibrant Halifax town centre. For those commuting, the trans-Pennine road and rail network is easily accessible, linking you to the bustling business hubs of Manchester and Leeds.

Given its appealing features and prime location, we highly recommend scheduling an early appointment to view this delightful property. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to enjoy modern living in a sought-after area.

- GROUND FLOOR ONE BEDROOM APARTMENT
- POPULAR DEVELOPMENT
- WELL PRESENTED
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - B
- EPC RATING - C

## Accommodation

### Lounge/ Diner

19'2" x 14'9" (5.85 x 4.5)

### Kitchen

8'8" x 8'2" (2.65 x 2.5)

### Bedroom one

10'2" x 14'9" (3.1 x 4.5)

### En suite

### Storage room

### Directions

Please use postcode HX1 2NX for sat nav directions.

### Lease details

999 years from 2003

Management fees £176.71 per month

Ground Rent £150.00 pa

### 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 WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
Residential Sales and Lettings

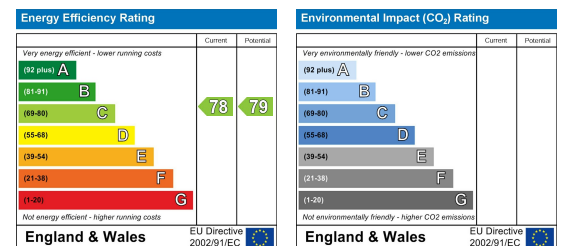
HX12NX  
Internal - 68m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)