

Fenton Place | Middleton | LS10 4FH £120,000

Two bedroom 2nd floor apartment | Council Tax Band B | EPC Rating C

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***SUPERBLY PRESENTED. NO CHAIN & VACANT POSSESSION. IDEAL FIRST TIME BUYER OPPORTUNITY. ***
A charming 2nd floor apartment located in a sought after location. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

The apartment features a spacious reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests, open plan to a modern fitted kitchen area. With two well-appointed bedrooms, there is ample space for rest and privacy. The property also boasts two bathrooms, one en-suite shower room, ensuring that morning routines are smooth and hassle-free.

One of the standout features of this apartment is the dedicated parking space for one vehicle, a valuable asset in this bustling area, along with visitor permits. Residents will appreciate the ease of access to local amenities, including shops, parks, and public transport links, making daily life both convenient and enjoyable.
There is currently 230 years remaining on the lease, with a ground rent of £150 per annum, and a monthly service charge of £76.35 all of which is reviewed annually.
This property is perfect for those looking to embrace a vibrant community while enjoying the comforts of a contemporary home. Don't miss the opportunity to make this lovely apartment your own.
Call now to arrange your viewing.









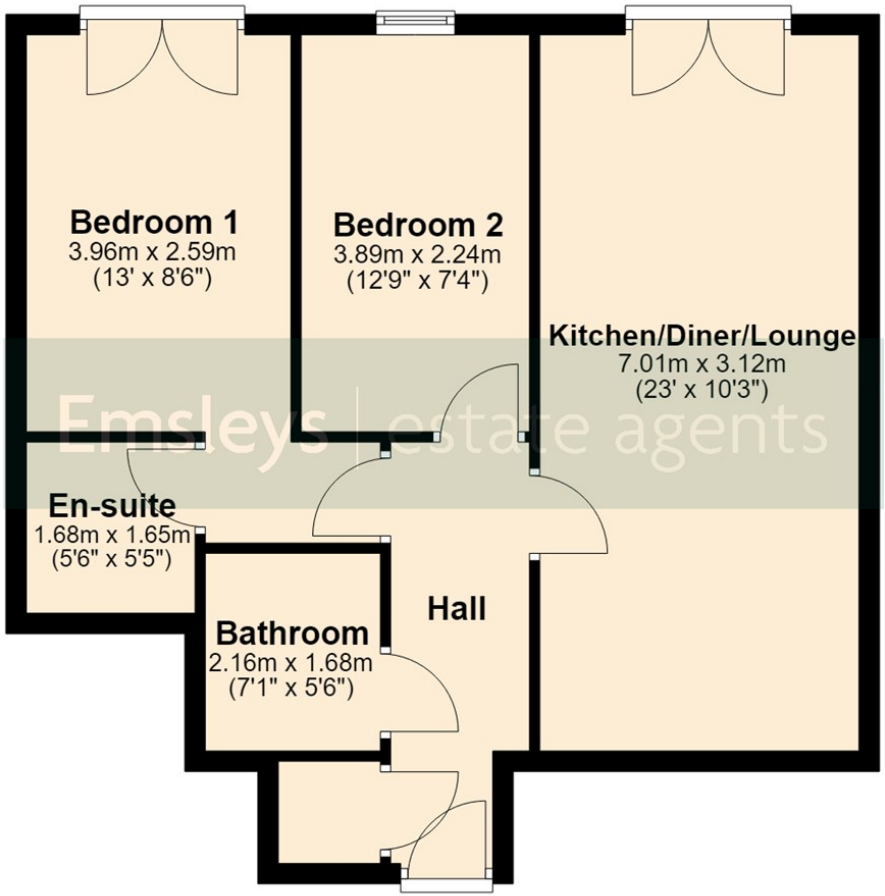






Second Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



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Total area: approx. 63.0 sq. metres (678.2 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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