



Winter Court, off Victoria Street, Allerton,

£134,950

*** FIRST FLOOR APARTMENT * TWO DOUBLE BEDROOMS * STUNNING VIEWS *
* MODERN KITCHEN & BATHROOM * COMMUNAL GARDENS * GARAGE ***

RARE TO THE MARKET!! Situated in the highly sought after development Winter Court is this two double bedroom first floor apartment.

Boasting stunning views of the countryside, the well proportioned accommodation would make an ideal purchase for a FTB/Anybody Downsizing.

Immaculately presented throughout and benefiting from a modern fitted kitchen, house bathroom and a garage. The accommodation briefly comprises entrance porch, hallway, dining kitchen, lounge, two bedrooms and a house bathroom. To the outside there are well stocked communal gardens with a garage which also provides useful storage.



Entrance

Hall

With useful storage cupboard, radiator.

Dining Kitchen

14'4" x 11'10" (4.37m x 3.61m)

Modern high gloss fitted kitchen having a range of wall and base units, housing the combi boiler and incorporating stainless steel sink unit, tiled splashback, integral dishwasher, microwave, oven, hob, breakfast bar, extractor hood, radiator, double glazed window, French door.

Lounge

19'5" x 11'10" (5.92m x 3.61m)

With electric fire in fireplace surround, radiator, double glazed window enjoying far reaching views.

Bedroom One

9'11" x 12'2" (3.02m x 3.71m)

With modern sliding door wardrobes, radiator, loft access via pull down ladder.

Bedroom Two

10'11" x 10'10" (3.33m x 3.30m)

With fitted wardrobes, radiator and double glazed window and enjoying far reaching views.

Modern Bathroom

Modern three piece suite comprising panelled bath with shower over, pedestal wash basin, low suite wc, tiled walls and floor, radiator and double glazed window.

Loft

Accessed via a pull down ladder. With velux window, radiator. Potential to convert to a further bedroom - subject to any relevant planning consents.

Exterior

To the outside there are well stocked communal gardens, parking and a garage to the front providing useful storage.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, left onto Allerton Rd, right onto Prune Park Ln, continue onto Stony Ln, continue onto Cottingley Rd/B6146, right onto Victoria St and Winter Court will be seen displayed via our For Sale board.

TENURE

Leasehold. We have been advised that there are 950 years on lease remaining and there is a total ground rent/service charge of £70.84 per month

COUNCIL TAX BAND

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Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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