



Apt 8, Knightsbridge Court, Parsonage Lane, Brighouse, HD6 1FB
£160,000

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This superb 1 bedroom, first floor apartment is situated in this modern and welcoming environment for the over 55's. Located within walking distance of Brighouse town centre, the apartment has views over the town centre to the front and views over the library grounds to the rear.

The apartment block benefits from a lift, intercom access, communal lounge, guest suite (available to hire for visiting guests).

The subject property provides a spacious living room, fitted kitchen, modern bathroom and good sized bedroom.

An internal viewing is therefore recommended to appreciate the position and quality of this outstanding apartment.



COMMUNAL GROUND FLOOR ENTRANCE:

Enter the apartment block through a communal entrance hall into the communal hallway. Here a lift and stairway provide access to the upper floors.

FIRST FLOOR:

No.8

Enter the apartment through an external door into:-

Entrance Hall

With built-in store cupboards.

Lounge

15'0" x 10'4" max (4.57m x 3.15m max)

With a uPVC double glazed window to the side, wall mounted electric storage heater and a set of French doors with Juliet balcony provide views across the town centre.



Kitchen

8'11" x 7'2" (2.72m x 2.18m)

Fitted with a range of matching wall and base units with laminated work surfaces and part tiled walls. There is an electric hob with built-in oven, overhead extractor fan and light, plumbing for a washing machine, low level heating, inset 1.5 bowl stainless steel sink with mixer taps and side drainer, breakfast bar and integral fridge.

Bedroom

15'9" x 11'5" (4.80m x 3.48m)

With a uPVC double glazed window to both side and rear, with rear views across the nearby library grounds. There is also a wall mounted electric heater.

Bathroom

Being part tiled to the walls and furnished with a 3 piece suite comprising of a concealed flush WC, vanity wash basin with cupboards beneath, overhead vanity mirror and lighting, and a panelled bath with overhead shower and shower screen.



OUTSIDE:

There are communal grounds and a parking space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE & SERVICE CHARGE:

Leasehold - Term: 150 years from 1 January 2000

Rent : Nil

We are advised that the property pays a management fee of £187.77 per calendar month.

There is no ground rent charge, as the apartment is a shareholder in Parsonage Lane Properties, who own the freehold.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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