



Apartment 4 Sandringham Court, Huddersfield, HD2 1PY

£235,000

bramleys

This stylish and well appointed, 2 bedroom ground floor apartment is situated on the exclusive Sandringham Court development, within the Woodland Glade complex.

Having a superb wooded approach, Sandringham Court provides a central courtyard with ornate fountain and well maintained gardens. The apartment itself provides a spacious lounge, separate dining room, breakfast kitchen and 2 double bedrooms, both with en suite facilities and fitted furniture.

Located on the ground floor with its own enclosed seating area to the rear, the property would make an ideal purchase for those looking towards retirement.

With access to the leisure complex facilities at Woodland Glade, which include a swimming pool, tennis courts, squash courts and gym, the apartment also provides video entry system and single garaging.



GROUND FLOOR:

Enter the building through a communal door into the communal entrance hall. An inner vestibule gives access to this apartment.

No.4

Enter through an external fire door into:-

Entrance Hall

With useful storage cupboard and also providing access into:-

Lounge

13'2" x 14'2" (4.01m x 4.32m)

This generous reception room is fitted with uPVC double glazed windows, with door which provides access to a private patio seating area. There is also decorative ceiling coving, a ceiling rose, central heating radiator, and a gas and coal effect living flame fire set into a marble effect surround.

Breakfast Kitchen

16'0" x 8'9" (4.88m x 2.67m)

Fitted with a range of wall and base units with display cabinets and complementary working surfaces. There is space for a washing machine, built-in oven and space for a microwave. To the other end of the room there is also space for a small dining table and chairs.

Sitting Room/Dining Room

10'0" x 8'9" (3.05m x 2.67m)

An additional reception room which is fitted with decorative ceiling coving, a central heating radiator and two uPVC double glazed windows.

Bedroom

9'10" x 9'8" excluding wardrobes / plus recess (3.00m x 2.95m excluding wardrobes / plus recess)

A spacious bedroom, with a range of built-in furniture including wardrobes, cupboards and centre knee hole dressing table. There is also ceiling coving, a central heating radiator, two



uPVC double glazed windows and a door which provides access to the private patio seating area.

En suite Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, panelled bath with shower above and a built-in vanity unit which incorporates lighting, a wash hand basin, cupboards and shelving. There are also fully tiled walls.

Bedroom

16'0" x 7'9" (4.88m x 2.36m)

Currently utilised as a dressing room with fitted wardrobes, drawers and centre knee hole dressing table. There is also a central heating radiator and uPVC double glazed window.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity wash hand basin with cupboard beneath and a shower cubicle. There are fully tiled walls, a central heating radiator and uPVC double glazed window.

OUTSIDE:

There are communal gardens which include pleasant seating areas and an ornate fountain. The apartment also comes with a garage.

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: 17 March 1992

Term : 999 years from 1 September 1991

Service Charge: £99 pcm

Leisure Facility: £63pcm

Ground Rent: £50 per annum

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:

D

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:

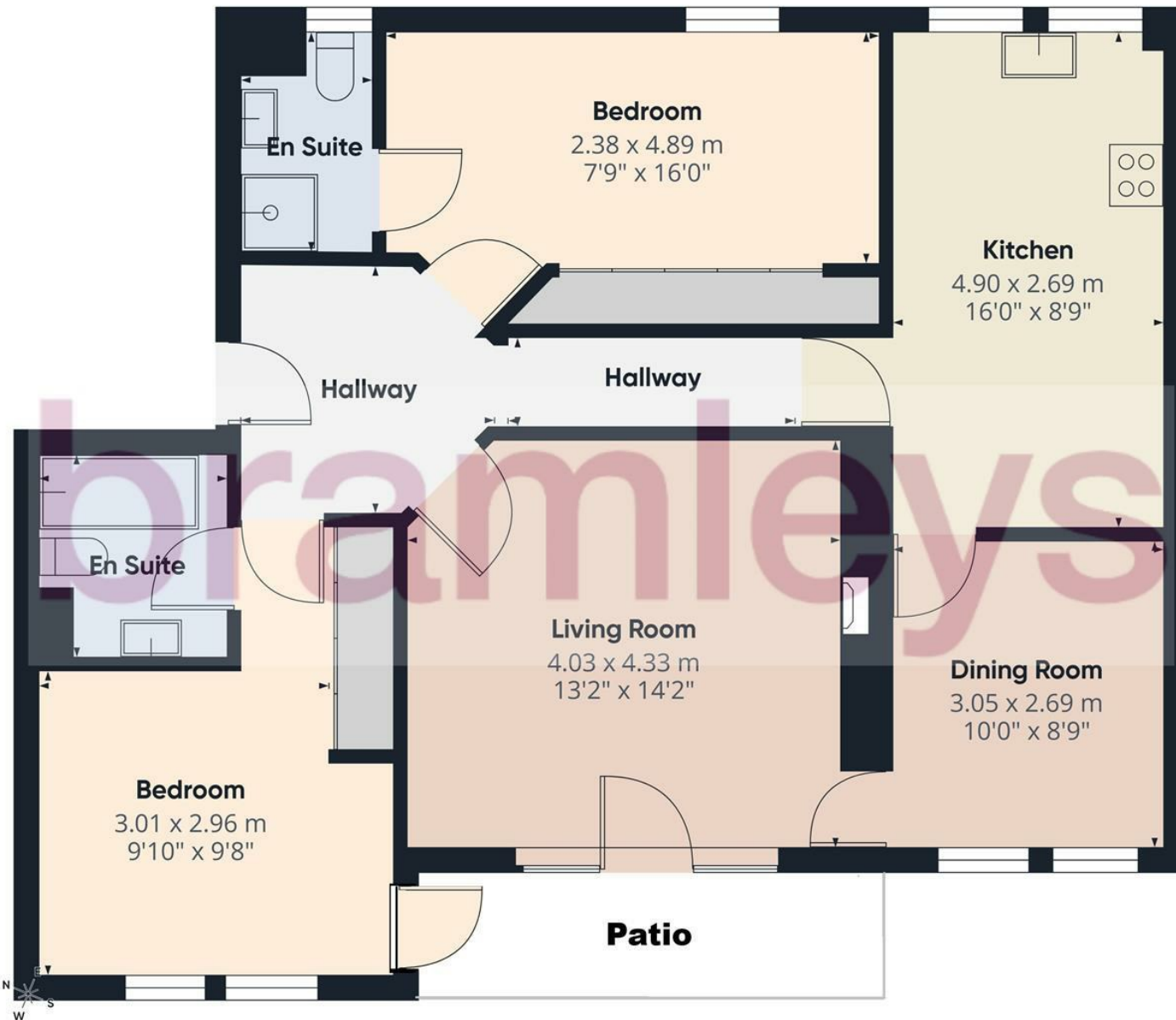
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Approximate total area⁽¹⁾

80.2 m²
864 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 in situ 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

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | |
| (81-81) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 72 | 76 |
| EU Directive 2002/91/EC | | | |

Huddersfield | Halifax | Elland | Mirfield

