



6 Smiths Court, 135a Oxford Road, Gomersal, Cleckheaton, BD19 4HE

OVER 55's: Well presented 1 Bedroomed First Floor Apartment, exclusive for over 55's. Part of a block of only eight apartments which is resident run, situated in this sought after part of Gomersal, on the main bus routes and within walking distance of the local Asda and other shops.

The apartment accommodation comprises of entrance hallway, lounge/diner, kitchen, 1 double bedroom & shower room/wc. Externally there is dedicated parking to the front with easy to maintain communal garden/courtyard to the rear.

Asking Price £122,500

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COMMUNAL ENTRANCE Access, with stairs for only 2 first floor apartments.

HALLWAY Airing Cupboard: Access to LOFT via pull down loft ladder having power and light.

LOUNGE 14'3" x 14'2" (4.34m x 4.32m)

KITCHEN 12'8" x 6'8" (3.86m x 2.03m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in double oven, hob and extractor fan.

BEDROOM 1 12'9" x 9'7" (3.89m x 2.92m)

Fitted wardrobes to 2 walls.

SHOWER ROOM/W.C. Modern white suite with corner shower cubicle. Fitted Vanity sink unit. Tiled walls. Heated towel rail.

OUTSIDE Designated parking space, along with communal courtyard area.

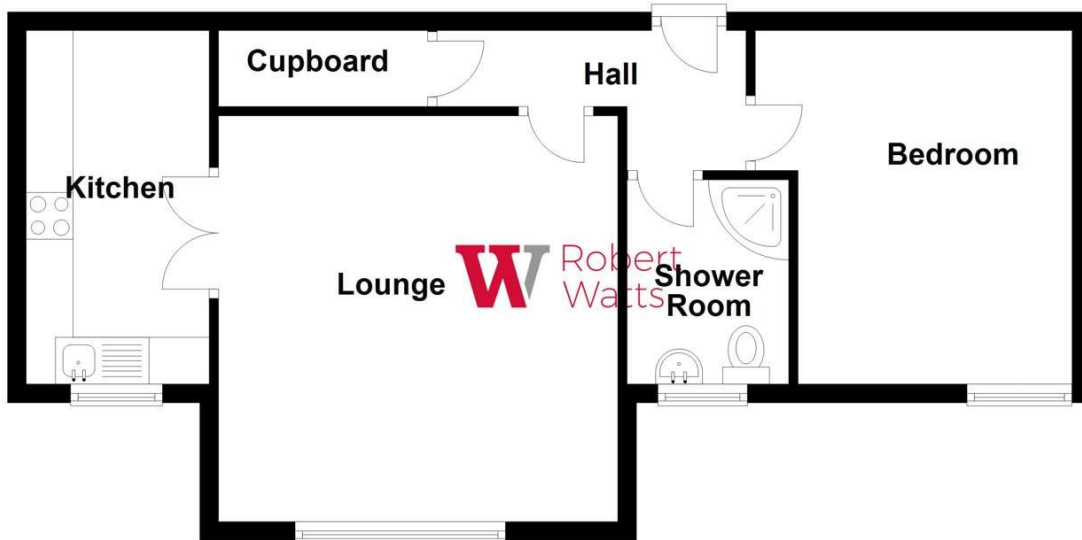
LEASEHOLD The apartment is sold on a leasehold basis with a 999 year lease as of 2000. Service Charge payable of £40 per month and an annual Ground Rent of £50. We understand all owners within the development own a equal share of the overall freehold but we would advise all interested parties to make their own enquiries before purchase.

COUNCIL TAX BAND A

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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