



Apartment 10, 2 Madison Gardens, Near Hartshead, Liversedge, WF15 8FA

STUNNING, HIGH SPECIFICATON apartments for over 45's offering a stylish contemporary finish. Located in this highly desirable semi-rural location on the edge of Hartshead village with its historic church with Robin Hood connections and the popular 'Gray Ox' pub. Having the feel of an exclusive BOUTIQUE HOTEL the last remaining units in this development, ideally suit those looking to downsize but will also appeal to professional couples due to the highly accessible location and lovely countryside walks nearby. The well planned living space offers high quality finishes throughout and has a fully fitted, contemporary dining kitchen with integrated NEFF appliances, lounge with balcony, two bedrooms, the master with walk in dressing room and superb four piece bathroom. Secure gated access leading to a designated car park and spacious landscaped rear garden with sun terrace and lawned areas. Underfloor heating, uPVC DG & CCTV intercom access. EPC Rating - B.

Offers in the region of £235,000

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ENTRANCE HALL Storage cupboard housing hot water tank. Wide panel wood effect quality flooring running through hallway, diner and lounge. Underfloor heating.

DINING KITCHEN 18'1" x 9'3" max (5.5m x 2.82m max)

Fully fitted, high quality kitchen units with quality worktops, inset Sparta sink, NEFF induction hob, extractor hood and double oven, integrated washer & dryer, fridge/freezer and dishwasher. Underfloor heating.

LOUNGE 18'10" x 9'8" max (5.74m x 2.95m max)

Inset wall mounted TV point with ceiling spot lights, smoked chrome sockets with USB fittings. TV, Sky Q satellite connections, WiFi access points and wall lights. French doors leading to balcony ideal for relaxing and enjoying the views to the front. Four different feature mood lighting. Underfloor heating

BEDROOM ONE 13'8" x 9'6" max (4.17m x 2.9m max)

TV point and USB sockets. French doors and Juliet balcony. Underfloor heating

DRESSING ROOM

BEDROOM TWO 10'2" x 7'10" max (3.1m x 2.4m max)

TV point and USB sockets. Underfloor heating

BATHROOM High specification four piece suite including oval freestanding bath, basin with floating shelf, wall mounted WC, glazed walk in shower, Nuance Marble Walls and tiled under floor heated flooring. Vanity mirror and mood lighting.

EXTERIOR Landscaped rear garden with trees and shrubs, sun patio and water feature. One allocated space in carpark and electric charging point.

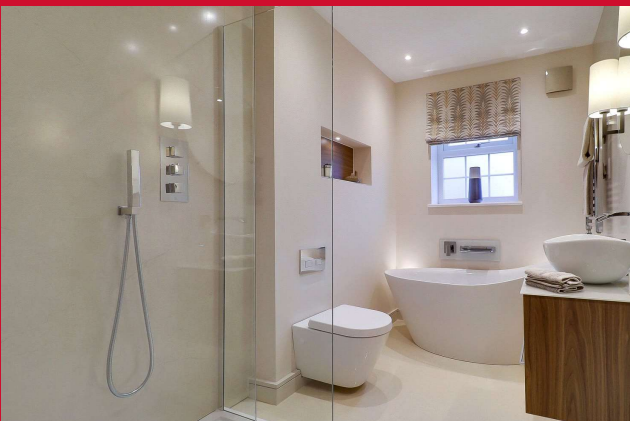
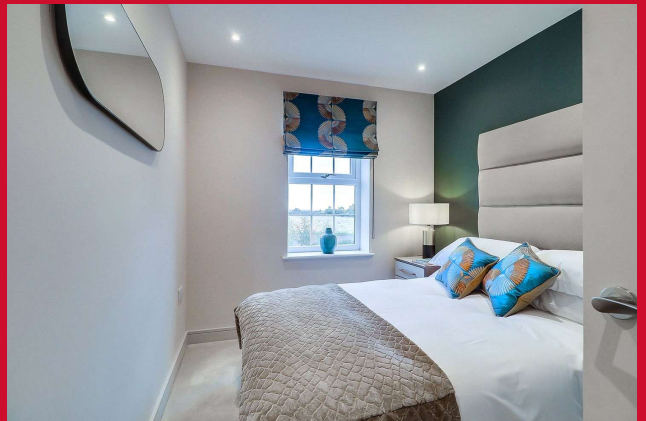
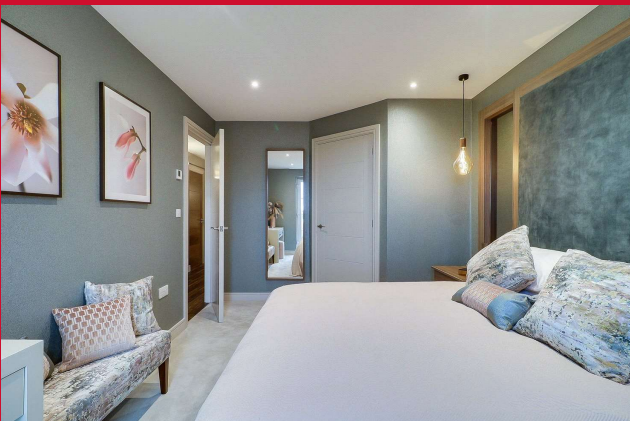
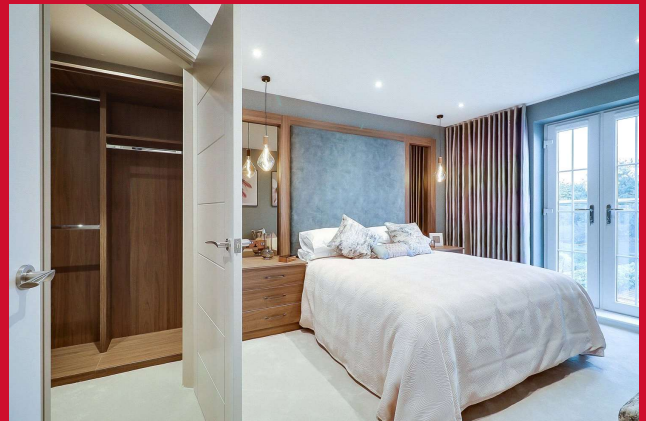
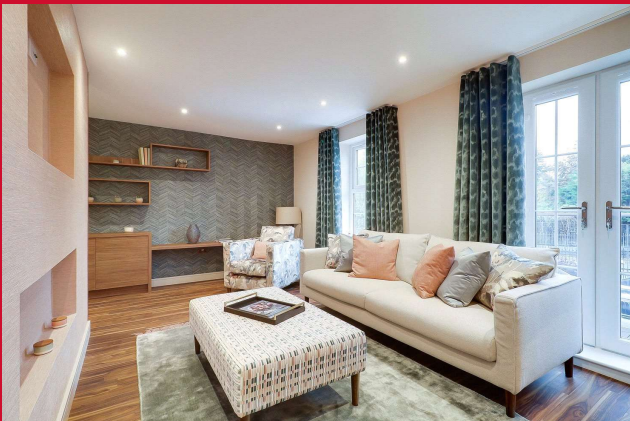
PLEASE NOTE The apartment is offered with a 999 year lease with no ground rent and monthly service charge of £81.67 per month which includes building insurance, garden maintenance, window and gutter cleaning and cleaning of communal areas. All interested parties are advised to make further enquiries before purchase.

Council Tax Band C

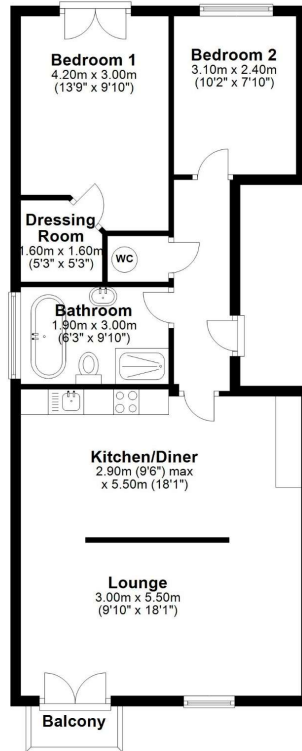
EPC - B

Please note the photographs displayed show the show apartment which is a similar layout finished by the same developer in Block 1.

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.



Ground Floor



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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