



## Chapel Court, 15 Church Street, Hightown, Liversedge, WF15 8HR

A RARE & SUPER OPPORTUNITY has arisen to purchase this over 55's, WELL PRESENTED, two bedroom spacious apartment in this popular residential location. Handily situated for the local bus routes and local amenities, this lovely FIRST FLOOR APARTMENT has it's own front door and the sellers own a share of the overall freehold, so there are no ground rents payable. Comprises: hall with ample storage, sizeable lounge with dining area, modern kitchen, two bedrooms and modern walk-in shower room. The apartment benefits from uPVC DG & GCH as well as allocated car parking space in the communal car park and gardens.

Offers in the region of £140,000

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**ENTRANCE HALL** Being on the ground floor with it's own entrance.

**HALL/LANDING** Having storage cupboard and utility cupboard with plumbing for auto washer and dryer.

**LOUNGE & DINING AREA 16'5" (5.0) x 15'5" (4.7) plus 6'3" (1.9) x 4'3" (1.3)**

Spacious living space.

**KITCHEN 8'2" x 7'3" max (2.5m x 2.2m max)**

Modern range of wall and base units incorporating contrasting work tops, sink and mixer tap. Integral electric oven and four ring gas hob plus extractor and integral fridge.

**BEDROOM ONE 16'5" x 9'10" max (5m x 3m max)**

Double bedroom having fitted wardrobes.

**BEDROOM TWO 8'6" x 6'11" max (2.6m x 2.1m max)**

## **BATHROOM**

Modern three piece suite comprising glazed walk-in shower, vanity sink and WC. Chrome heated towel rail and tiling to walls.

## **EXTERIOR**

The property benefits from an allocated parking space and communal gardens.

## **ADDITIONAL INFORMATION**

Over 55's buyers only.

The owners own part of the management company that owns the overall freehold. More details are available on request.

Tenure: Leasehold 972 Yrs Remaining

Service Charge: £95.57 per month

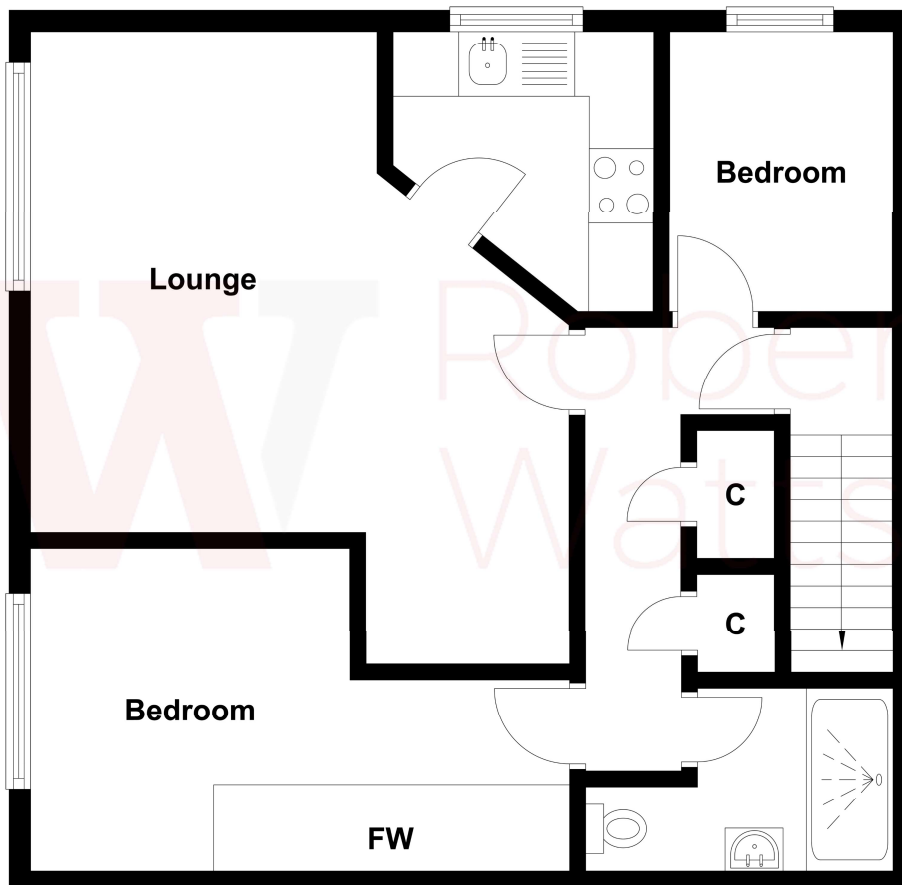
Council Tax Band: B


EPC Rating: C




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.







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

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