



36 Forest Court, Fairmoor View, Heckmondwike, West Yorkshire, WF16

A super and rare opportunity has arisen to purchase this WELL PRESENTED, one bedroom first floor apartment located on this lovely small development. Ideally located within easy reach of the local amenities, it ideally suits downsizers with a limited budget or FTB's and crucially it benefits from a LOW SERVICE CHARGE & GROUND RENT, unlike many modern apartments locally. Offering a deceptively spacious footprint with its own ground floor entrance it comprises landing, lounge, separate kitchen, double bedroom with fitted wardrobes and modern shower room. Enjoying pleasant communal gardens surrounding and communal parking and benefitting from GCH and uPVC DG. Sold with NO CHAIN.

Asking Price £79,950

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ENTRANCE HALL Ground floor entrance with stairs up to landing, including storage cupboard and wall mounted boiler. Currently there is a fitted stair lift which can be left in-situ if required by a new buyer.

LIVING ROOM 14'5" x 12'10" max (4.4m x 3.9m max)

A comfortable lounge with a fireplace and electric fire.

KITCHEN 10'6" x 5'11" max (3.2m x 1.8m max)

A kitchen comprising of wall and base units, worktop, 1.5 bowl sink with mixer tap, integral electric oven, four ring ceramic hob with extractor, power for washing machine and integral fridge freezer.

BEDROOM 16'1" (4.9) x 8'10" (2.7) plus wardrobes

Large bedroom with inset dressing area utilising fitted wardrobes, bedhead cupboards with dressing table.

SHOWER ROOM Modern shower room with three piece suite, glazed shower cubicle, vanity sink, WC, tiled walls & flooring and chrome heated towel rail.

EXTERIOR Pleasant communal gardens surrounding and parking for residents.

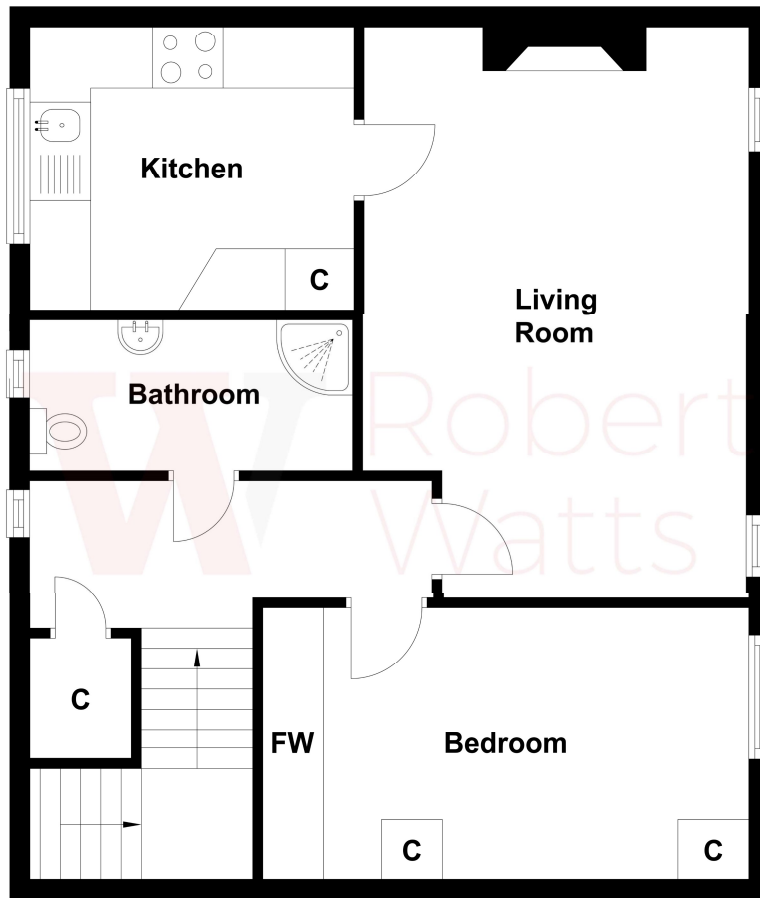
OTHER INFORMATION The ground rent is peppercorn at £10 per annum. The lease has over 102 years remaining and the current Service Charge is £120 per annum. We advise all interested parties to enquire further about this information before purchase.

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





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