

REDUCED

£149,950 Leasehold



# 10 Riverside Court, Victoria Road, Saltaire, Shipley. BD18 3LX

- Third Floor Apartment within the popular Riverside Court Development in Saltaire
- 2 Bedrooms - Spacious Lounge/Diner
- En-Suite w.c - Wet Room
- Communal Gardens - Ample Resident's Parking
- No Seller Chain - Ideally Placed for Amenities in Saltaire



## PROPERTY DESCRIPTION

---

Light and airy two bedroom apartment situated in the World Heritage Site of Saltaire village. Close to Saltaire train station and with amenities on the doorstep. The river Aire is placed at one side of the development, and the Leeds Liverpool canal to the other.

Riverside Court was part of the massive Victorian manufacturing complex that is Salts Mill. Today it consists of 97 apartments with resident's parking and gardens. For further information, please see [www.riversidecourtsaltaire.co.uk](http://www.riversidecourtsaltaire.co.uk).

Briefly comprises; entrance hall with three useful storage cupboards, spacious lounge/diner opening into the kitchen, two bedrooms, en-suite w.c and wet room. Outside, there is ample residents parking and communal gardens. Offered with no Seller chain. Internal viewing is recommended.



## ROOM DESCRIPTIONS

---

### Entrance Hall

Entrance door with security entry phone. Electric wall heater, 3 storage cupboards and telephone point.

### Lounge

Spacious lounge with 3 large windows overlooking the River Aire & Roberts park. Electric wall heaters and television point.

### Kitchen

Range of white base and wall units. Single drainer sink unit having a mixer tap over. Washing machine, electric cooker and fridge/freezer included. Space for a table and chairs. Part tiled walls and tiled floor.

### Bedroom 1

Window to the front, electric wall heater and television point.

### En-Suite W.C

White low level w.c and pedestal wash hand basin. Tiled floor.

### Bedroom 2

Window to the front and electric wall heater.

### Shower Room/Wet Room

2 piece suite in white comprising of low level w.c and semi pedestal wash hand basin. Fully tiled walls and electric shower.

### Outside

#### Garden

Communal gardens and residents parking.

### Agent's Notes

Please be aware this property is leasehold and has the remainder of a 999 year lease that commenced in 1994. The property is subject to a ground rent of £89 per annum and a service charge which is £180 a month. For more information please see [www.riversidecourtsaltaire.co.uk](http://www.riversidecourtsaltaire.co.uk).



# FLOORPLAN & EPC



GROUND FLOOR 669.88 sq. ft.  
( 62.23 sq. m. )



TOTAL FLOOR AREA : 669.88 sq. ft. ( 62.23 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

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>		<b>81</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sales Branch  
55, Bingley Road, Shipley, BD18 4SB  
01274 592280  
saltaire@kmmmaxfield.com