

FOR SALE

£68,250 Leasehold



19 Guardian Croft, Westcliffe Road, Shipley, West Yorkshire. BD18 3DX

- 2 Bedroom First Floor Flat within Anchor Retirement Complex for the Over 60's
- UPVC Double Glazing - Gas Central Heating
- Lounge - Kitchen - Shower Room
- Resident's Parking - No Seller Chain
- Close to Amenities in Shipley Town Centre
- The Asking Price Reflects 70% of it's Value



PROPERTY DESCRIPTION

Built in 1989 for the over 60's, is this first floor flat situated within a popular Anchor development in Shipley. The flat is situated within a purpose built retirement complex, next to Asda supermarket and is ideally placed for amenities in Shipley Town Centre.

The asking price reflects 70% of its value with no rent payable on the 30% that you don't own.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, lounge, kitchen, two bedrooms and shower room. Outside, there is resident's parking.

Offered with no Seller chain. Internal viewing is essential.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door and security entry system.
Storage cupboards.

Lounge

Double glazed windows, radiator and covered ceiling. Telephone and television points.

Kitchen

Range of oak base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Worcester gas boiler. Electric oven and electric hob. Part tiled walls, radiator and UPVC double glazed windows.

Bedroom 1

Double glazed windows, radiator and fitted wardrobes.

Bedroom 2

Double glazed window, radiator and fitted cupboard.

Shower Room

2 piece coloured suite comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle with electric shower over. Radiator, fitted mirror and fitted mirrored cabinet. Shaver point.

Outside

Resident's Parking

Agent's Notes:

Please be aware that this property is leasehold and there is the remainder of a 99 year lease which commenced in 1989. There is a ground rent and maintenance charge that totals £206.93 a month combined. The service charge includes:

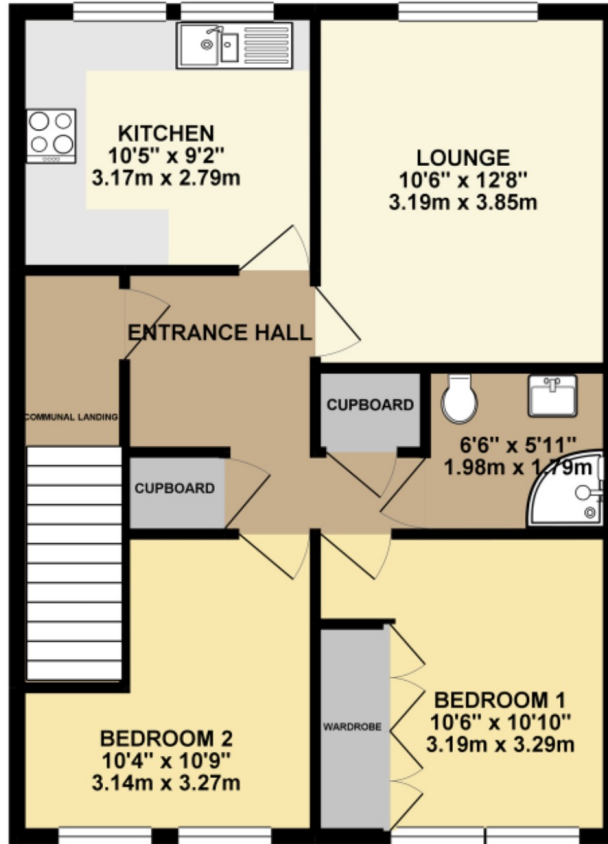
- * Buildings insurance
- * Lighting, power and cleaning of communal areas.
- * External window cleaning
- * Tending and maintaining of communal gardens
- * Maintenance of of emergency call systems
- * Maintenance, repair and renewal of the external structure and fabric of the buildings. A fund is set up to cover the cost of repairs .
- * Maintenance , repair and redecoration of common area and the external structure.
- * Management fee for administration to Anchor for administrating the services provided and keeping a detail financial records as required by Statute
- * 24 hours emergency alarm system



FLOORPLAN & EPC



GROUND FLOOR 614.61 sq. ft.
(57.10 sq. m.)



TOTAL FLOOR AREA : 614.61 sq. ft. (57.10 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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