



9 Peploe House, Nab Lane, Shipley, West Yorkshire BD18 4EH

- Stunning two bedroom, two bathroom second floor (top) apartment
- Well planned, spacious accommodation with lovely features
- Set in very well maintained communal grounds with allocated car parking
- Available to purchase with no chain and ready for immediate occupation
- Much sought after development on the desirable Nab Lane, Nab Wood
- Viewings are absolutely essential to appreciate the exceptional quality of this apartment
- Recently improved with new decoration and carpets
- Well placed for access to nearby Saltaire / excellent amenities

£142,000 Leasehold



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DESCRIPTION

Offering spacious and well planned second (top) floor accommodation, this exceptionally well presented, modern two bedroom, two bathroom apartment has undergone recent redecoration, new carpets and is ready for immediate occupation.

Peploe House provides an idyllic setting within well kept and established communal gardens. The 'Copper Beeches' complex is served by on site parking of which there is an allocated space within the car park. It is ideally placed of access to range of amenities in nearby Saltaire (reasonable walking distance), Shipley and Bingley, including a range of shops, cafes bar restaurants, leisure facilities and excellent transport links via rail and road

The stylish apartment offers an electric heating system, security intercom and uPVC double glazing. The accommodation comprises in brief:- Entrance Lobby, entrance hallway with sizeable airing cupboard / storage, bright airy and spacious open plan living/dining and kitchen area with lovely southerly facing Juliet Balcony looking towards tree lined Nab Lane. The kitchen includes a range of stylish fitted wall and base cupboards and a range of integrated appliances. Master double bedroom with large fitted wardrobe and ensuite shower room facility finished with a stylish three piece suite comprising step in shower cubicle, hand basin and wall hung w.c. There is a further second bedroom which is a good size and the main bathroom / w.c. which includes a shower over the bath, hand basin and w.c.

Externally the development offers superbly maintained landscaped communal grounds offering lawned areas for residents to enjoy with established trees and shrubs. There is a car park providing allocated parking for residents and further parking for visitors.

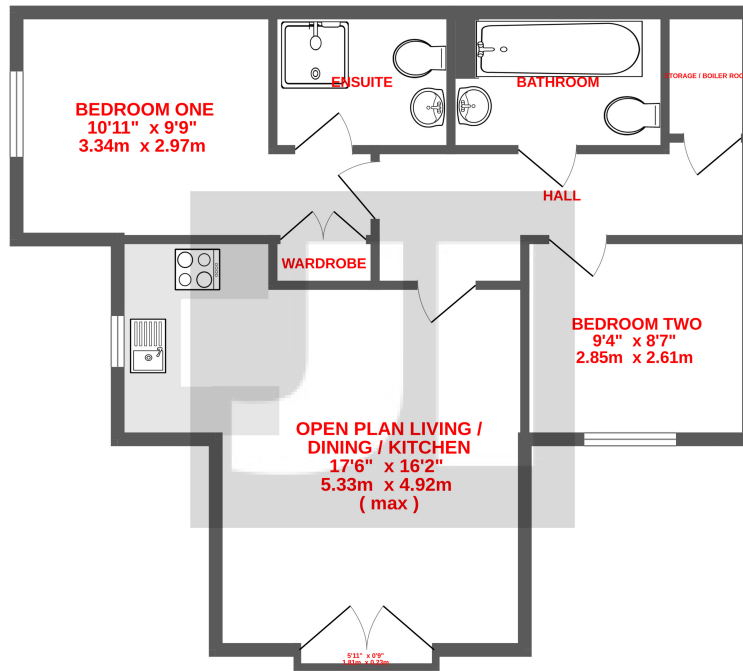
We would urge an early enquiry and viewing appointment from proceedable buyers to avoid disappointment. The property is being offered for sale with no onward chain.

We are advised by our clients that the annual ground rent is currently £225.00 per year. The service charge annually is £2152.00 which equates to £179.33 per month. Lease term remaining : 105 years.





GROUND FLOOR



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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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