



## 12 Britannia Wharf, Bingley, West Yorkshire BD16 2NN

- Modern second floor 2 bedroom apartment
- Resident parking with allocated space in the undercroft
- Handily placed for Bingley and its amenities
- Offered with no upward chain - viewing essential to appreciate
- Open plan Living dining kitchen area with Juliette balcony
- Ground Rent - £175 per year Service Charge £1698.48 per year

**£99,995 Leasehold**





## 12 Britannia Wharf, Bingley, West Yorkshire BD16 2NN

### DESCRIPTION

An exceptionally well presented and appointed modern two bedroom second floor apartment, pleasantly positioned within this lovely modern apartment development in the highly sought after area of Bingley

This apartment offers spacious accommodation and offers modern fixtures and fittings. Offering an electric heating system, security intercom, alarm system and Upvc double glazing. The accommodation comprises in brief:- Entrance hallway, good sized open plan living/dining and kitchen area, having fitted wall and base cupboards and a range of appliances. Master Bedroom with en-suite shower room, further bedroom and separate bathroom.

Mill Court provides a idyllic setting within a stones throw away from the Leeds/ Liverpool canal offering idyllic walking opportunities. The complex is served by on site parking of which there is a allocated space within the secure under croft car park. It is ideally placed of access to range of amenities in nearby Bingley, & Saltaire juts a short drive away including a range of shops, cafes bar restaurants, leisure facilities and excellent transport links via rail and road.

We would urge an early enquiry and viewing appointment from proceedable buyers to avoid disappointment. Offered with no onward chain.

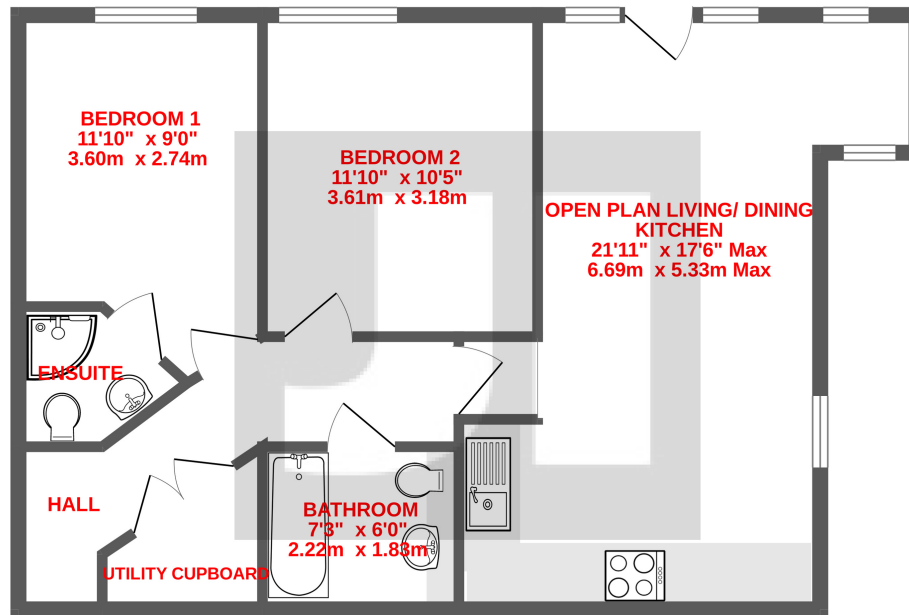
Leasehold Information

Number of years remaining on the lease: 135 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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### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00