

FOR SALE

£89,950 Leasehold



3 Ashdown Court, Bradford Road, Shipley, West Yorkshire. BD18 3PL

- Ground Floor 2 Bedroom Apartment
- Communal Gas Central Heating - UPVC Double Glazing
- Modern Kitchen - Shower Room
- Communal Gardens - Ample Resident's Parking
- Close to Amenities inc Bus Network
- No Seller Chain



PROPERTY DESCRIPTION

Two bedroom ground floor apartment, situated on the edge of the UNESCO World Heritage Site of Saltaire village and Shipley Town Centre. Ideally placed for amenities, including the bus network which gives regular access into Bradford, Bingley and Keighley. There are bus stops on your doorstep and a level crossing.

The property benefits from communal gas central heating and UPVC double glazing. Briefly comprises; entrance hall, spacious lounge/diner, modern kitchen, two bedrooms both having fitted bedroom furniture and shower room. Outside, there are communal gardens and resident's parking.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band A.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 20 mbps & Ultrafast 1000 mbps. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>



ROOM DESCRIPTIONS

Entrance Hall

Entrance door. Security entry phone system.

Lounge/Diner

Double glazed windows to two elevations. UPVC double doors out onto a balcony. Radiator and television point. Electric fire set on a tiled hearth and having a wooden surround. Security entry phone system.

Kitchen

Range of white base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Freestanding electric cooker. Fitted drop leaf table. Plumbing for washing machine, part tiled walls and double glazed window.

Bedroom 1

Double glazed windows and radiator. Built in and fitted wardrobes and drawers.

Bedroom 2

Double glazed window. Fitted bedroom furniture including wardrobes, drawers and cupboards.

Shower Room

2 piece suite comprising of sink set within a vanity unit and low level w.c. Step in shower cubicle having an electric shower over. Fitted cupboard and chrome heated towel rail. Double glazed window.

Outside

Communal gardens and resident's parking.

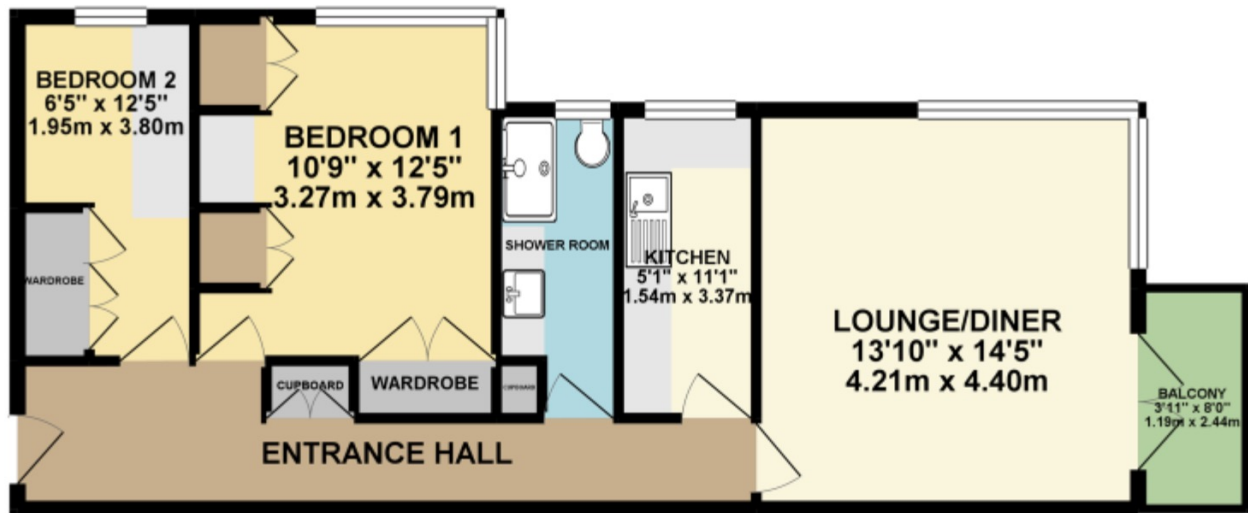
Agent's Notes:

Please note that the property is leasehold. Lease term is 999 years from 25 March 1998. Each owner owns a share of the freehold. There is a Resident's Committee, who are the voice of the resident's and who keep in touch with the management company Watsons. The service charge for the period 25 March 2025 to 24 March 2026 is £4158.68 This includes the following:
Accountancy Fee
Buildings Insurance
Communal Cleaning
Communal Electricity
Company Admin
Company Secretary Fees
Director Insurance
Engineering Insurance
General Repairs & Maintenance
Grounds Maintenance
Health & Safety
Lift Maintenance
Maintenance Contracts
Management Fee
Window Cleaning
Reserve Contribution
Communal Gas Central Heating



FLOORPLAN

GROUND FLOOR 642.99 sq. ft.
(59.74 sq. m.)



TOTAL FLOOR AREA : 642.99 sq. ft. (59.74 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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