





Waterton Gardens,Walton Wakefield WF2 6UH

william
h brown

welcome to

Waterton Gardens, Walton Wakefield

Offers over £220,000. Situated within the desirable Waterton Gardens purpose built apartments in Walton, Wakefield, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living, exclusively for the over 55's!

Buyers Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Monthly Events
Waterton Green has an organised programme of regular residents' activities, arranged through the social committee. These include:

"Monday: U3A music group (third Monday of the month, 10am).
"Tuesday: Chair yoga (10am).
"Wednesday: Bingo (third Wednesday of the month, 6.30pm).
"Thursday: Quiz (11am).
"Friday: Coffee morning (10am).
"Last Friday of the month: Friday Night Social (6.30pm).
In addition to these regular activities, the residents' calendar includes special events such as games nights, charity fundraising evenings and Christmas get-togethers.





Lounge
15' 2" max x 10' 1" max (4.62m max x 3.07m max)
Bedroom 1
16' 1" max x 9' 1" max (4.90m max x 2.77m max)
Bedroom 2
10' 1" max x 9' 4" max (3.07m max x 2.84m max)





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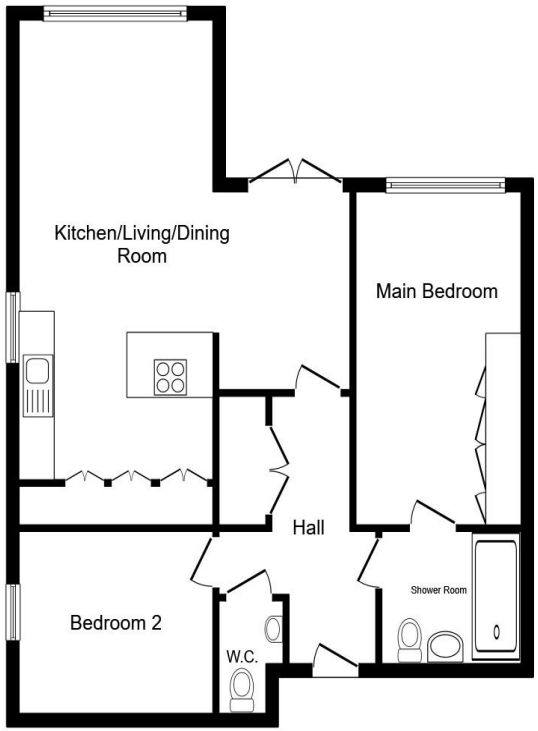
- Offers over £220,000
- Over 55's accommodation!
- 2 bedroom ground floor apartment
- NO UPPER CHAIN!!!
- Open plan living

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1900.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£220,000



Floor Plan

Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
WAK127574 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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