



**7 SIMPSON APARTMENTS
SAVILE PARK
HALIFAX
HX1 2NJ**

Are you looking for accommodation on one level? Do you need easy access to Ground Floor accommodation? Would you like your own private doorway not far from your car parking space? How about an apartment with your own private patio garden? The Royal complex remains one of Halifax's most sought after apartment complexes, with well maintained grounds and buildings, within easy reach of Halifax town centre, the hospital and Savile Park. Simpson Apartments do offer something a little different from the main apartment blocks here, with just one apartment above and you have your own front door leading straight into an entrance hall, with good sized lounge and partitioned kitchen area plus a double bedroom and bathroom, and French doors lead from the lounge to a private paved patio area at the rear. With an allocated parking space and further visitor parking, this could be just the home for you. An excellent first home and a wonderful retirement property.

OFFERS IN EXCESS OF £100,000

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E-mail: agency@wilkinsonwoodward.co.uk
Or visit us at www.boococks.co.uk

ENTRANCE HALL

Having a large storage cupboard, useful for vacuum cleaner, ironing board etc or as a great place for coats, and a second storage cupboard housing the gas boiler.

LOUNGE AREA

5.29 x 4.44 (17'4" x 14'7")

With French doors leading out to the rear patio area.



KITCHEN AREA

2.46 x 2.15 (8'1" x 7'1")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces, and incorporating a four ring gas hob, cooker hood and electric oven, tiled surrounds and tiled floor.



BEDROOM

3.58 x 3.25 (11'9" x 10'8")



BATHROOM

Fitted with a white three piece suite of low level WC, wash basin and bath with mixer tap to shower head, part tiled walls and tiled floor.



OUTSIDE

The property has a private patio to the rear which is a great space for sitting out, barbecues etc. An allocated parking space is also provided, along with plenty of visitor parking spaces.



EXTRA INFORMATION

Tenure: Leasehold. A 999 year lease was granted in 2005. The ground rent is £150 per annum.

Service Charges: The service charge as at January 2020 is £75 per month.

Council Tax: Calderdale Council Tax Band A.

DIRECTIONS

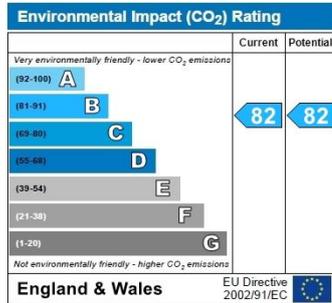
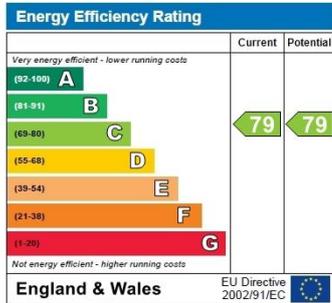
Leave Halifax town centre via Skircoat Road and after a short distance bear right onto Heath Road. Follow this road up to the traffic lights before turning right onto Free School Lane. Turn right again into Howarth Close and follow the road round to the left. Number 7 Simpson Apartments can then be found on the right hand side. Postcode: HX1 2NJ.

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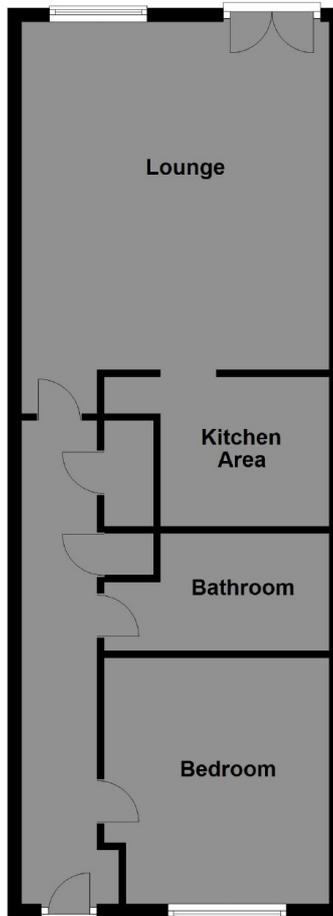
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Ground Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.