



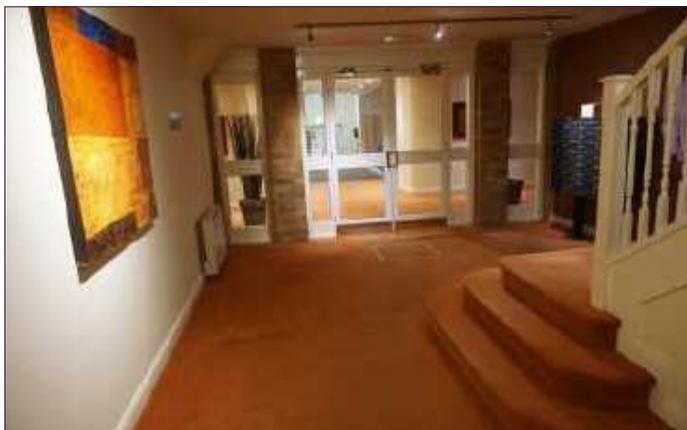
**15 RICHMOND HOUSE  
SAVILE PARK  
HALIFAX  
HX1 2NY**

Are you looking for a manageable apartment but don't want to compromise on space? Would you like a well maintained and peaceful setting? Do you value beautiful entrances and common areas? This may be the place you've been searching for. This beautiful one bedroomed first floor apartment is set to The Royal, which remains one of Halifax's most prestigious apartment developments. Maintained to a high standard inside and out and within easy reach of Halifax town centre as well as the hospital, Savile Park, the local chemist and a Tesco Express, the development remains extremely popular. This apartment offers good sized accommodation, with a well fitted modern kitchen and a refitted shower room with a walk in shower. Complemented by double glazed windows, panel wall heaters and really useful storage cupboards, this is one not to miss. The accommodation briefly comprises: Entrance Hall, Living Room with distinct lounge, dining and kitchen areas, Bedroom, Shower Room and allocated parking space.

**OFFERS IN EXCESS OF £100,000**

## **BUILDING ENTRANCE**

An impressive entrance, beautifully maintained, with pictures and plants, approached via secure, coded entrance doors, and housing the mail boxes. Stairs and a lift lead to the upper floors.



## **ENTRANCE HALL**

With telephone intercom entry handset and two useful and good sized storage cupboards.

## **LIVING ROOM**

A nice sized open plan room with distinct lounge, dining and kitchen areas.



## **LOUNGE**

4.71 x 4.04 (15'5" x 13'3")

The room expands to form a dining area. Please see the floor plan for clarification.



## **KITCHEN**

2.93 x 2.86 (9'7" x 9'5")

A well fitted kitchen area, with white high gloss base and wall units, together with matching drawers and complementing work surfaces. Integrated appliances include a slimline dishwasher, washer drier, fridge freezer and a four ring ceramic hob with canopy hood and double oven. Tiled surrounds and concealed worktop lighting finish the kitchen off beautifully.



## **BEDROOM**

3.80 x 3.39 (12'6" x 11'1")

A good sized double bedroom with fitted wardrobes.



## **SHOWER ROOM**

Refitted with a white three piece suite of low level WC, wash basin and a wonderful walk in shower with overhead and hand held shower heads. A mirrored cabinet and a heated towel rail complete this lovely room.



## **EXTERNAL**

The communal grounds are maintained by the managing agents, and there is an allocated car parking space as well as extra visitor parking.



## **EXTRA INFORMATION**

Tenure: Leasehold on a 999 year lease from 1 January 2003.

Ground Rent: £150 pa.

Current Service Charge: £118.33 per month.

Council Tax Band B.

## **DIRECTIONS**

Leave Halifax town centre via Huddersfield Road (A629) and after a short distance bear right onto Heath Lane. Proceed up to the traffic lights and turn right onto Free School Lane. Follow the road up and turn right into The Royal development, then bear left into Charlotte Close. The entrance to Richmond House is off to the left, just before reaching the archway. Postcode: HX1 2NY

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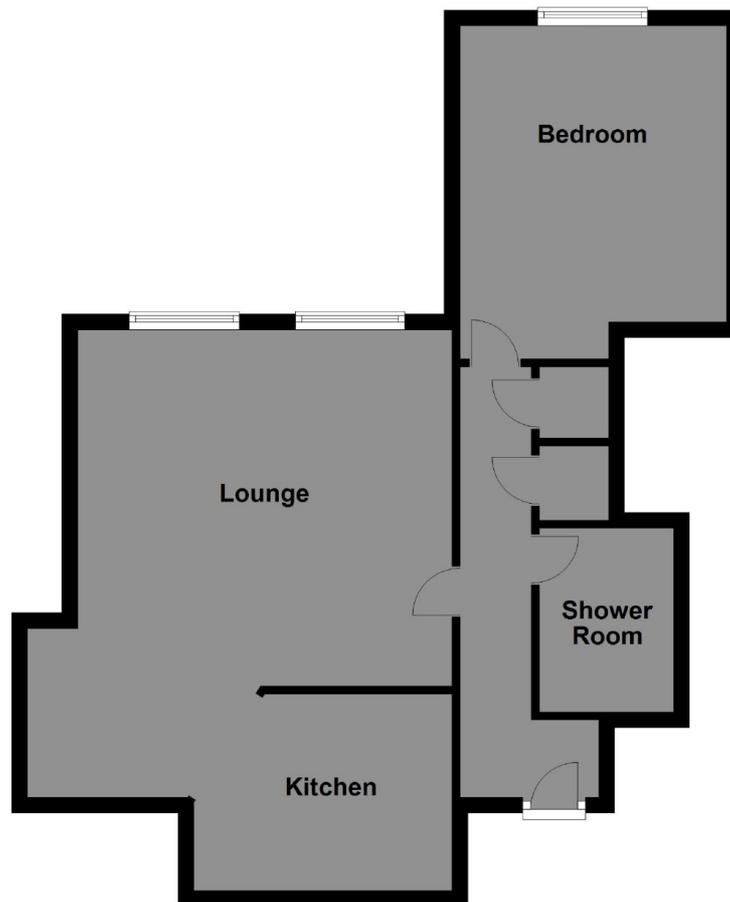
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# 15 RICHMOND HOUSE, SAVILE PARK, HALIFAX, HX1 2NY

## Ground Floor



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