



**6 EDGCUMBE HOUSE  
SAVILE PARK  
HALIFAX  
HX1 2NW**

**\*\*Ground Floor Apartment\*\* \*\*Just a few metres from the main entrance\*\* \*\*Allocated parking space just outside the door\*\* \*\*Fabulous walk in shower\*\* \*\*One large bedroom with extensive fitted wardrobes\*\* \*\*Beautifully decorated and maintained\*\* \*\*Ready to move into\*\* \*\*No upward chain\*\***

This prestigious old building forms a piece of Halifax's history, and the character is second to none. Edgumbe House forms part of 'The Royal', and has an impressive and welcoming entrance reminiscent of the hospitals of yesteryear from which this complex was converted. This good sized one bedroomed apartment is situated to the ground floor, just a few metres from the main entrance, and the allocated car parking space is outside the apartment windows, meaning it's just a few strides to the main entrance doors, whilst the bus stop is just outside the gates. The main entrance is a spectacular communal space, and the well maintained buildings and grounds are just one of the reasons why this development remains so popular. With extensive fitted wardrobes, gas central heating, a lovely kitchen, a fabulous walk in shower unit, this apartment is one not to be missed.

**£110,000**

## BUILDING ENTRANCE

An impressive entrance which is approached through an arched doorway, and provides a beautiful communal space.



## ENTRANCE HALL

With useful storage and airing cupboards, telephone entry point, and security alarm control panel.

## LOUNGE

5.30 x 4.41 (17'5" x 14'6")

A beautiful, light and airy room, with high ceilings and matching windows, a particular feature running through this apartment. A feature electric fire is set into a surround, built into a feature wall, as a focal point of the room.



## KITCHEN

3.12 x 1.85 (10'3" x 6'1")

Fitted with a range of base and wall units, with matching drawers and complementing work surfaces to tiled surrounds and under-unit lighting, with a sink unit with mixer tap and integrated appliances of four ring ceramic hob to stainless steel canopy, electric oven, fridge, freezer and dishwasher, and freestanding washer drier.



## BEDROOM

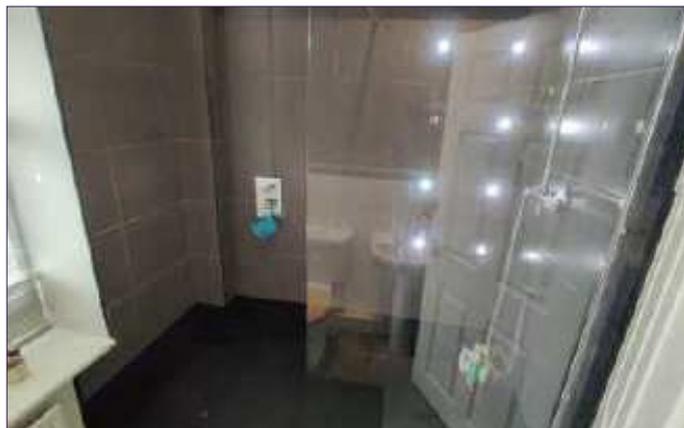
4.33 x 3.23 (14'2" x 10'7")

Fitted with an extensive range of fitted wardrobes with a dresser unit and matching drawers.



## SHOWER ROOM

Fitted with low level WC, wash basin and tiled walk in shower unit with feature in-shower spotlighting, and half tiled remaining walls.



## OUTSIDE

Communal grounds and allocated parking space to the front of the building.



## PROPERTY INFORMATION

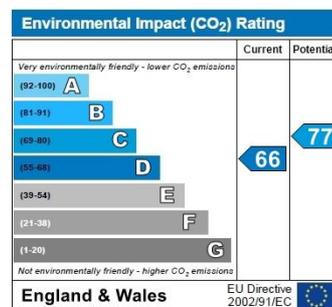
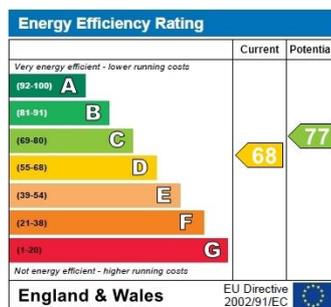
Tenure: Leasehold  
Lease Terms: 999 year lease from 2004  
Ground Rent: £150 pa  
Service Charge: Approx £145 pcm

## DIRECTIONS

From Halifax town centre proceed along Skircoat Road, turning right into Heath Road. At the traffic lights turn right into Free School Lane and proceed for approximately 100 yards. Turn right into The Royal development and Edgcumbe House is the large property on the right hand side. Postcode: HX1 2NW

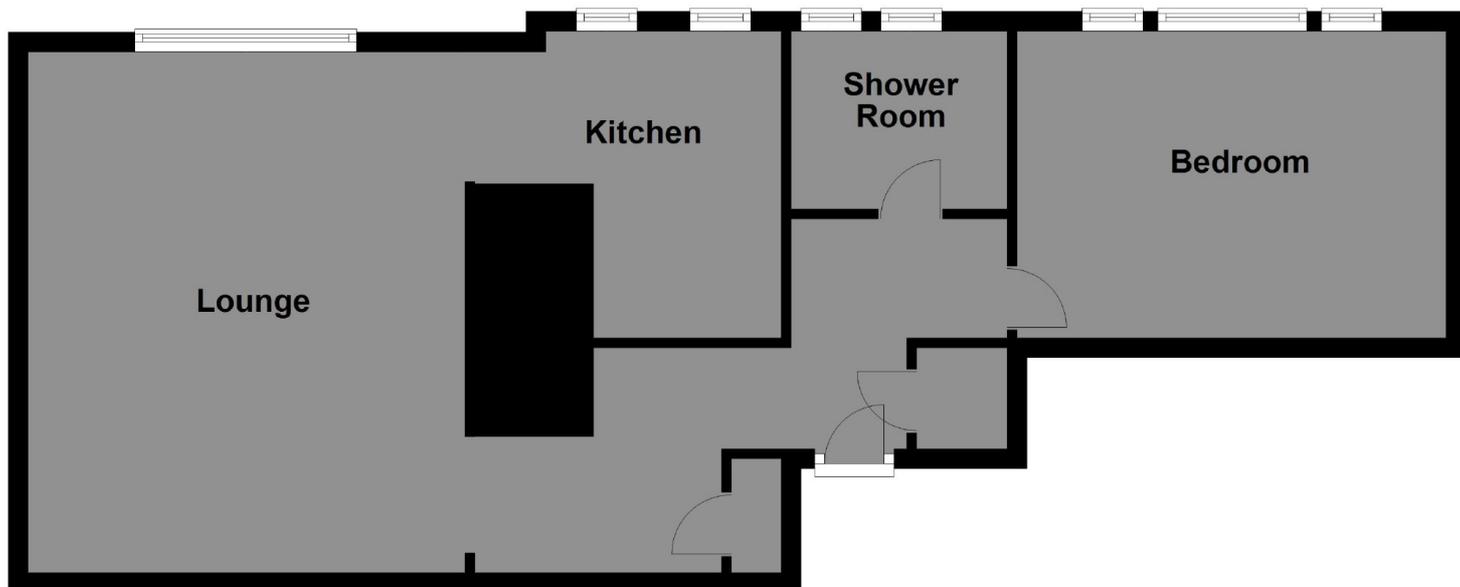
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## Ground Floor



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