

**2 RICHMOND HOUSE
CHARLOTTE CLOSE
HALIFAX
HX1 2NY**

Looking for living on one level not too far from your car parking space? Ground floor suit you better? Need some space but want less housework? This apartment could be just the place for you. The property is set to the ground floor of one of our favourite buildings in the highly regarded former Royal Hospital complex, with a lovely entrance and hallways with planters and paintings. The apartment itself provides a compact space which is easier to maintain but with a good sized lounge and a great bedroom with lots of space in the fitted wardrobes. The kitchen is well fitted with integrated appliances and the shower room has a good sized walk in shower. Windows are double glazed and heating is provided by way of the electric wall heaters. The communal grounds have lots of places to sit out, and there is an allocated parking space and plenty of visitor parking spaces, too. It's just a mile into the town centre, and the same to the hospital, so it's a convenient location for many.

£100,000

BUILDING ENTRANCE

An impressive and well maintained secure Entrance is furnished with plants and pictures, and houses the mail boxes.



ENTRANCE HALL

A nice, wide entrance hall which has a large storage cupboard and a good sized airing cupboard, each providing significant storage facilities.

LOUNGE

4.91 x 4.34 (16'1" x 14'3")

A nice dual aspect room which allows plenty of light, offering a good sized area with space for lounge and dining furniture.



KITCHEN

2.93 x 1.68 (9'7" x 5'6")

A well stocked compact kitchen fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a stainless steel sink unit with mixer tap and integrated appliances including a four ring ceramic hob to canopy hood, a double oven, a fridge freezer, a dishwasher and a washing machine.



BEDROOM

3.76 x 3.54 (12'4" x 11'7")

A good sized bedroom with an extensive range of fitted wardrobes and drawers.



SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a large walk in shower to fully panelled walls with a heated towel rail.



OUTSIDE

The communal grounds are a real feature of The Royal, and there is allocated car parking.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Lease Term: 999 years from 3 July 2006.

Ground Rent: £150pa.

Current Annual Service Charge: £1,193.86.

Calderdale Council.

Council Tax Band: B.

DIRECTIONS

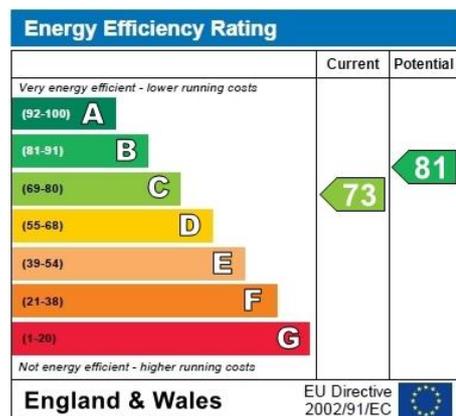
Leave Halifax town centre via Huddersfield Road (A629) and after a short distance bear right onto Heath Lane. Proceed up to the traffic lights and turn right onto Free School Lane. Follow the road up and turn right into The Royal development, then bear left into Charlotte Close. The entrance to Richmond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

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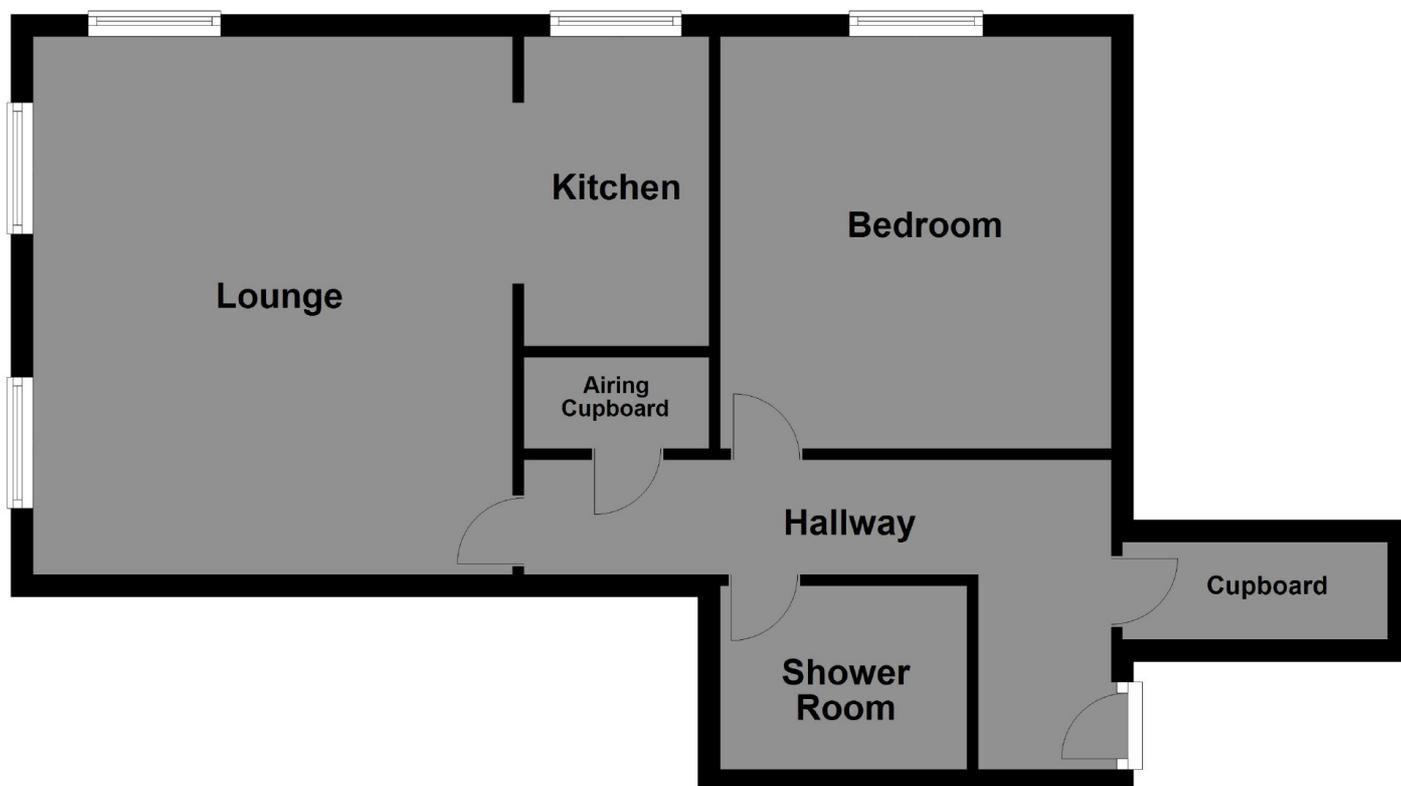
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Ground Floor



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