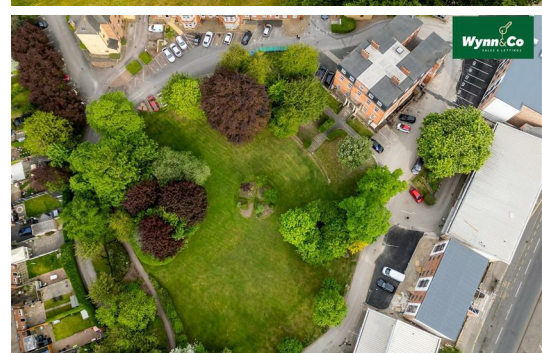




1 Bed
Apartment - Purpose Built
located in Wakefield

7 Atelier Woodlands
Village
Wakefield
WF1 5NZ



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Asking price £58,000

*** BEAUTIFUL COMMUNAL GARDENS ***

Wynn & Co Sales and Lettings are delighted to offer for sale this open plan one bedroom studio apartment, located on the first floor of this popular, quiet and secure complex.

Ideal for a first time buyer, retired person(s) needing a base while living mainly abroad, or an investor, the accommodation comprises:- a spacious open plan studio room with kitchenette off and shower room. Secure intercom access to the block and wonderful green / mature communal outdoor space.

The apartment is located within a ten minute walk of Wakefield City Centre and Sandal & Agbrigg Train Station (approximately)

Communal Entrance

Communal access with buzzer and intercom system leading to stairway.

Studio

16'8" x 16'7"

Spacious open plan room with floor to ceiling window overlooking grounds, laminate flooring and wall mounted electric storage heater.

Kitchen

6'1" x 4'6"

Fitted with a range of units to both high and low levels, laminate worktops with matching low level splashbacks, inset circular stainless steel sink unit and matching drainer, washing machine, recess for tall free standing fridge freezer and fitted four ring electric hob with electric oven under and extractor hood over.

Shower Room

5'4" x 4'6"

Housing a white suite comprising a corner shower cubicle with electric shower over, low level WC and pedestal wash hand basin. Tiled to shower with matching splashback to sink unit, heated towel rail, extractor fan and window light with frosted glass.

Exterior

Wonderful lawned communal gardens with mature trees directly out to the front aspect.

MISC

Leasehold Information:

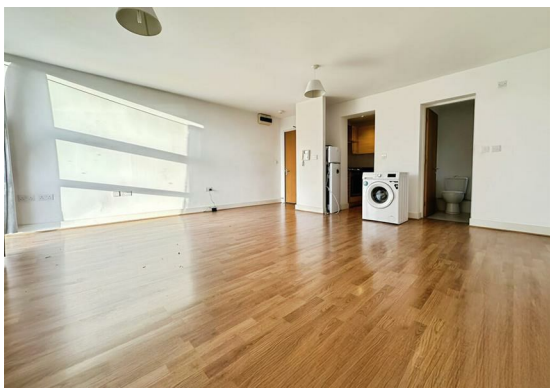
Approximate figures/subject to change.

Ground Rent - £175.00 annually

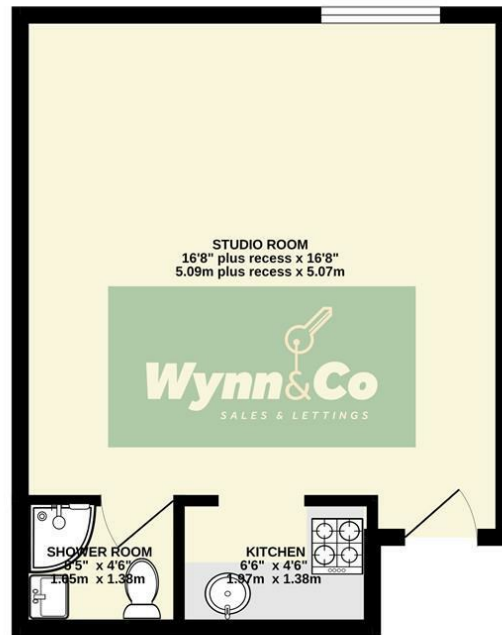
Service / Maintenance - £297.93 quarterly plus £167.28 annually

Years Remaining - 109 approx. as of 2025

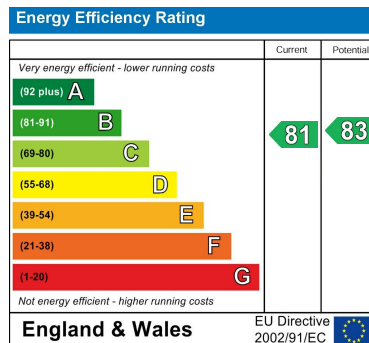
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



STUDIO APARTMENT
TOTAL FLOOR AREA : 339 sq.ft. (31.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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Wynn & Co
Sales and Lettings