

## 9 Wharfedale Grange





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### Two bedroom first floor apartment

The kitchen in this two bedroom first floor apartment opens to a living/dining room which has double doors and a Juliet balcony. The main bedroom has an en suite shower room and double built-in wardrobes, plus there is a guest bathroom.

#### Property specifications

- Large hallway with storage
- Main bedroom with en suite bathroom
- Second bedroom
- Juliet balcony
- Integrated kitchen appliances including fridge/freezer, oven, slim line dishwasher and microwave

**Guide Price £420,000 (other fees apply)**

Monthly management fee £983.63

Ground rent: £250

Bistro credit £83.62

A deferred management charge applies to this property, please ask the sales team for more information.

Council Tax band: E

Viewing by appointment with the sales office.

01943 498 248

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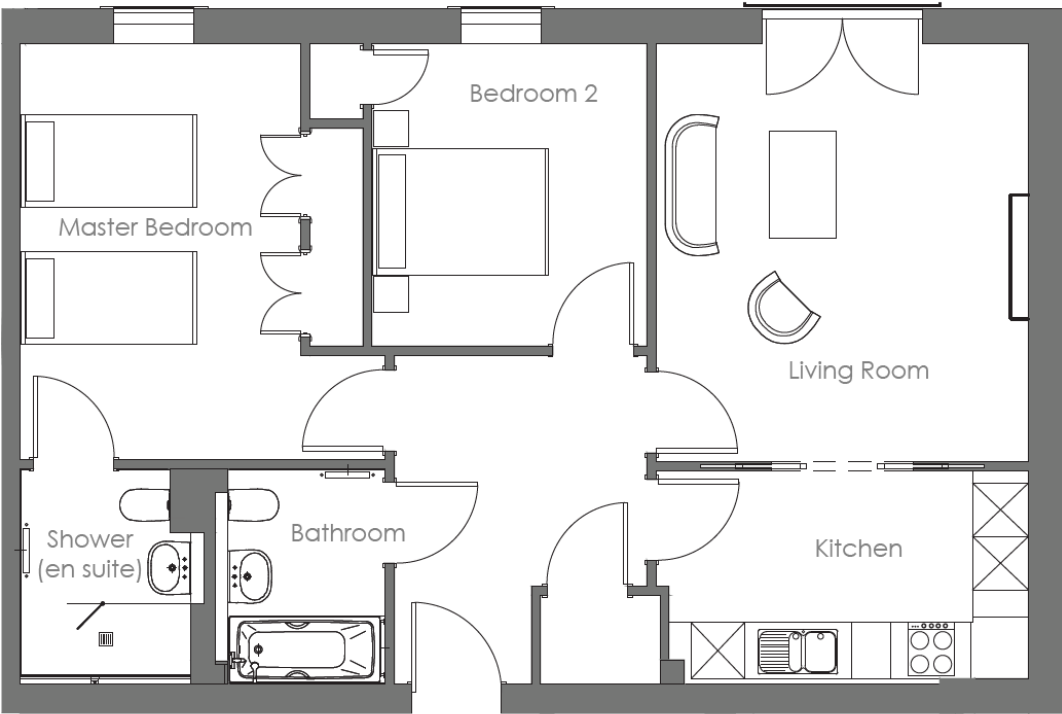
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Internal Measurements    Metric (m)    Imperial (ft)

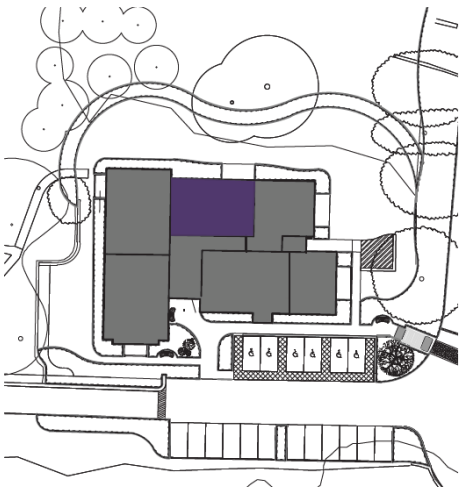
Kitchen	4.05 x 2.40	13'3" x 7'10"
Living/Dining room	4.70 x 4.20	15'5" x 13'9"
Main bedroom	4.68 x 3.17	15'4" x 10'5"
Bedroom two	3.40 x 3.10	11'2" x 10'2"

Total sq. ft 878

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. June 2023.



