



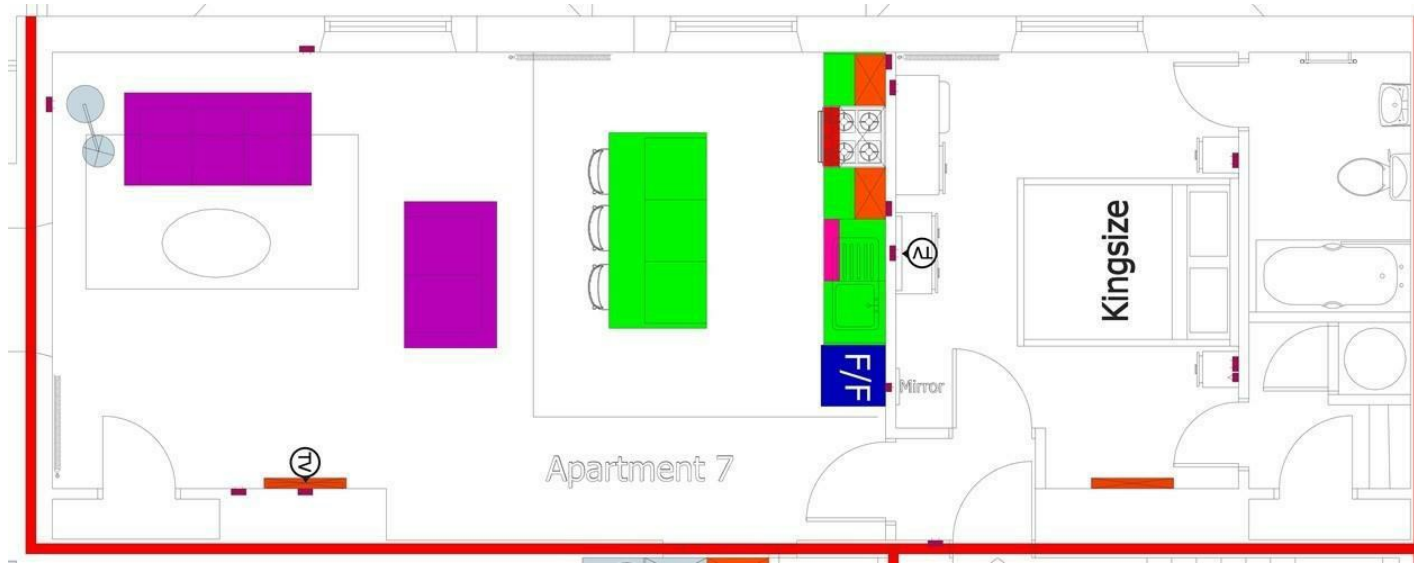
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## Carlton House, Sandy Walk, Wakefield

### For Sale Leasehold Offers Over £245,000

A high specification development of just eight spacious apartments in this landmark Grade II listed building in an enviable city location with ample parking and expansive gardens.

The lower ground floor presents two, two bedroom apartments, each with two bathrooms and having direct access to the terraced sitting area taking full advantage of the views the west-facing communal gardens.

The ground floor has a welcoming communal reception hall and two, two bedroom period style spacious apartments, again each having two bathrooms. A third two bedroom apartment has its own private entrance and is being finished in a more contemporary style.

The first floor presents two, one bedroom apartments plus a large three bedroom property with a fantastic west-facing balcony.

These stylish homes are being finished to a high standard and offered with the option of being furnished by in-house interior designers.

The property occupies a commanding position on the junction of Balne Lane and Sandy Walk, on a large plot extending to a total of 1,750 square metres (0.4 acres) with gently sloping, mainly lawned gardens enjoying a pleasant westerly aspect with mature specimen trees. The property also benefits from ample parking spaces and is within very easy reach of the broad range of shopping, entertainment and recreational facilities offers by Wakefield city centre. The main Westgate Railway Station is within brief walking distance and the national motorway network is readily accessible.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage

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Apartment Layout



**PRICES**

Apartments 1 - 5 [ground and lower ground floors, two bedrooms, two bathrooms]  
 £195,000 each, furnished  
 £190,000 each, unfurnished

Apartments 6 & 7 [first floor, one bedroom, one bathroom]  
 £173,000 each, furnished  
 £170,000 each, unfurnished

Apartment 8 [first floor, three bedrooms with large balcony]  
 £295,000, furnished  
 £285,000, unfurnished

**LEASEHOLD**

The apartments will be sold on a Long Leasehold tenure, details of which and service charge to be confirmed.

Service charges, per calendar month.

- Apartment 1 £151.00
- Apartment 2 £185.00
- Apartment 3 £200.00
- Apartment 4 £137.00
- Apartment 5 £137.00
- Apartment 6 £169.00
- Apartment 7 £137.00
- Apartment 8 £167.00



**PLEASE NOTE**

The artist impression images shown are not considered to be an exact representation and should be viewed as a guide only. The developers reserved the right to alter any aspect of the specification.