



24 ALEXANDRA COURT, SKIPTON, BD23 2RG

£111,995

  
**CARLING JONES**  
 ESTATE AGENTS & CHARTERED SURVEYORS



# 1 Bedroom Apartment located in Skipton

This easily manageable and well presented one bedroom first floor apartment is pleasantly situated in a popular cul-de-sac residential development of apartments and town houses just off Keighley Road and close to the Leeds/Liverpool canal whilst only approximately half a mile away from Skipton town centre amenities.

The historic market town of Skipton provides comprehensive shopping and leisure facilities and is famous for its four days a week street market which was voted best market day out in Yorkshire by Yorkshire Post readers. The town also has one of the best kept castles in the country and benefits from excellent primary and secondary schools. Within 10 minute drive of the Yorkshire Dales National Park, the town is close to the Pennine Way and the popular holiday destinations of Malham, Grassington and Bolton Abbey. The town's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major commercial towns of East Lancashire and West Yorkshire are all within easy driving distance.

## Ground Floor

### Entrance Hall

UPVC entrance door with stairs leading to the first floor.

### Open Plan Living Kitchen

17'5 x 10'9

Range of wall and base units with laminate worktop, tiled splashback and stainless steel sink unit. Electric oven, ceramic hob, plumbing for washing machine and space for under counter fridge. Oak flooring. Windows to two elevations.

### Bedroom

8'9 x 8'4

Double room with nice outlook.

### Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Vinyl flooring and part tiled walls.

## Outside

There is one private allocated parking space.

## Tenure & Service Charge

The property is LEASEHOLD on the remainder of a 999 year lease from 1985. The ground rent is £25 per annum and residents share the cost of any communal maintenance, if required (the current owner hasn't needed to pay any in the 10 years of ownership).

## Council Tax

Council Tax Band: A

## Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

## Agents Note & Disclaimer

These details do not form part of an offer or contract.

They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

## Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer





and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

#### Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



## FIRST FLOOR

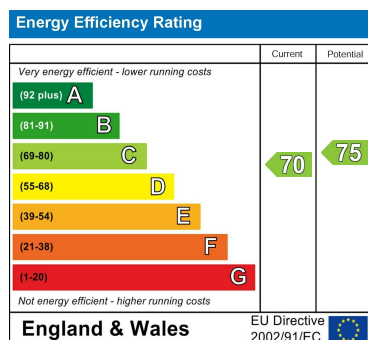


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**A**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.