

2 Bed Flat In The Grove Walton, Wakefield, WF2 6LD

£67,500





## SHORT DESCRIPTION

Property Ref: 16072 We are pleased to present an exceptional Flat located at The Grove, Wakefield, WF2. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden and allocated parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals seeking a place to call home. \*\*\*\*\* Note - This property is for those above 50 years old. \*\*\*\*\* Property Type: Flat Full selling price: £135000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £67500.00 Monthly rent based on 50% share: £148.83 Remaining lease (In Years): 65 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £990.72 Council tax band: A EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



**Bed Room(s)**



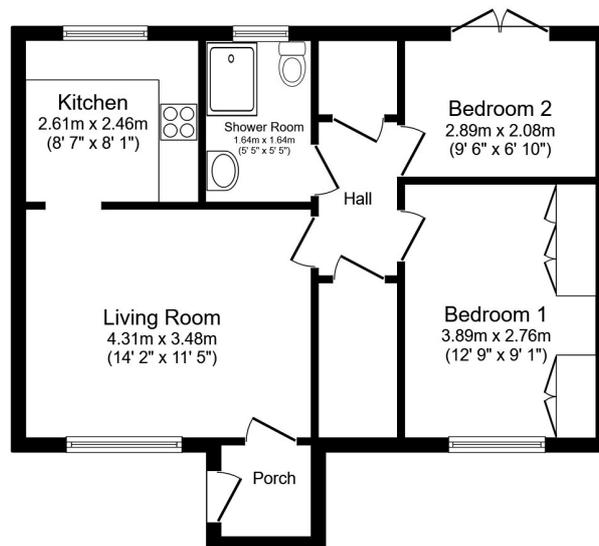
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 54.0 sq.m. (582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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