

# Flat 1, 20 St. Johns Square, St Johns, Wakefield, WF1 2RA

**Asking Price: £225,000**



## Flat 1, 20 St. Johns Square, St Johns, Wakefield, WF1 2RA

### Ground Floor Communal Entrance Hallway

With feature open staircase leading to...

### Living Room 19'4" x 16'1" (5.9m x 4.9m).

With two sash windows making the most of the views over the square, feature Adam style fire surround, picture rail and cornicing to the ceiling, central heating radiator.

### Kitchen 13'5" x 7'10" max (4.1m x 2.4m max).

Fitted with a range of matching base units, fitted shelving, contrasting worktop areas, stainless steel sink unit, single drainer, central heating boiler, plumbing for automatic washing machine, fridge and freezer, feature sash window.

### Bedroom 13'5" x 7'10" (4.1m x 2.4m).

Having feature sash window, central heating radiator.

**Combined Shower Room** Furnished with modern white suite comprising shower cubicle, pedestal wash basin, low flush w/c, tiling.

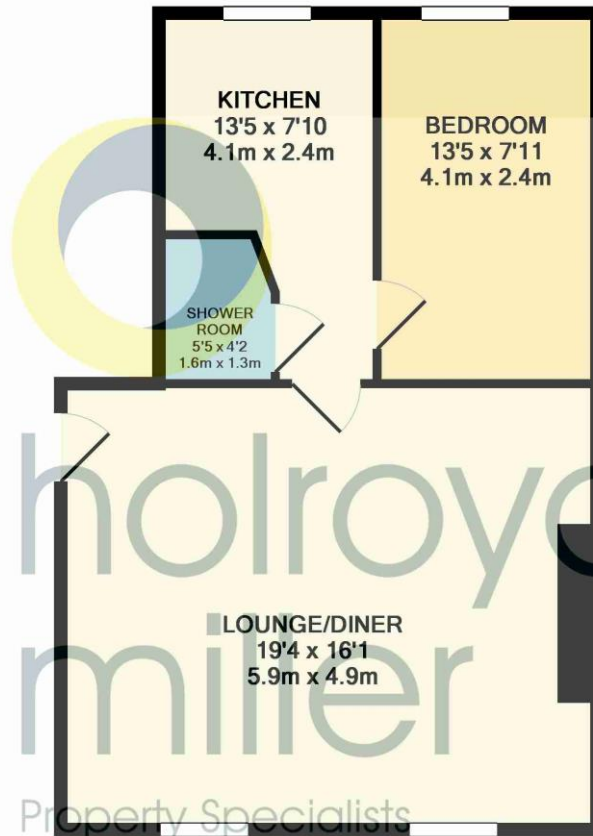
### Outside

The property has access to shared walled garden area, permit parking available.

Please note the property is Leasehold on a Long-Term Lease 999years with Peppercorn Annual Ground Rent. Service Charge £500 per annum (max)

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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