



46 Regent Court, Albert
Promenade, Halifax, West
Yorkshire, HX3

£800 per month Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Council Tax Band: B
EPC Rating: C

Savile Park Living At Its Finest, With A Huge Open-Plan Space, Private Parking And A Prestigious School Just Moments Away

Living Room

23' x 13'10" (7m x 4.22m)
Fitted with two wall mounted electric heaters, Velux style double glazed window and large double glazed window offering views over the hillside. Carpeted throughout and offering plenty of space.

Kitchen

23 x 13'10" (23 x 4.22m)
Open plan within the living/dining area separated with lino flooring. Fitted with floor and wall mounted units including; electric oven, electric hob with hood.

Bedroom One

13'7" x 10'2" (4.14m x 3.1m)
A double bedroom with double glazed window to the rear of the building, wall mounted electric heater and carpeted throughout.

Bedroom Two

13'7" x 8' (4.14m x 2.44m)
A further bedroom also offering a double glazed window to the rear of the building, wall mounted electric heater and carpeted throughout.

Bathroom

6'10" x 6'2" (2.08m x 1.88m)
Three piece white suite including low flush WC, wash hand basin and bath with shower over including a glass screen. With lino flooring throughout, tiled splash back, double glazed window and wall mounted electric heater.

Outside

Set within a private complex with main security gates and intercom system for the block, this apartment also offers allocated parking within the car park along with use of the visitor's parking spaces. With communal grounds

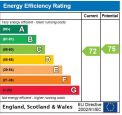
within the complex, there is also Savile Park Moors and Manor Heath Park directly opposite.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.