



## Valley Mill, Park Road, Elland, HX5 9GZ

Offers Over £205,000

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A stunning Duplex Penthouse Apartment, situated in the prestigious Valley Mills development, enjoying a prime fourth floor position, offering spacious open plan living with a private balcony and two double bedroom suites. The property enjoys stunning surroundings, a highly commutable location, secure gated parking, a concierge service and gymnasium.

- PENTHOUSE APARTMENT
- 2 DOUBLE BEDROOM SUITES
- SPACIOUS OPEN PLAN LIVING
- GENEROUS DUPLEX ACCOMMODATION
- PRIVATE EXTERNAL BALCONY
- CONCIERGE SERVICE AND GYMNASIUM



Floor Area: 1160 sq. ft.

Tenure: Leasehold

Service Charge: £1416.48 per annum

Ground Rent: £50 per annum

