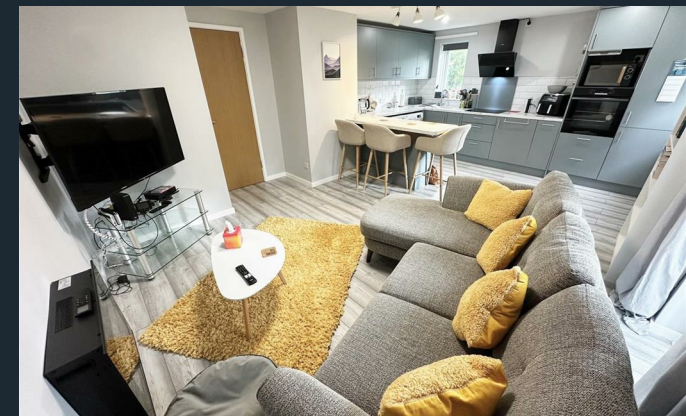








CORNERSTONE

36 Lady Park Court, Moortown, Leeds, LS17 8TZ



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36 Lady Park Court

50% Shared Ownership £77,500

Cornerstone is delighted to offer for sale this beautifully presented first-floor apartment with an impressive open-plan kitchen, dining & sitting room situated in this fantastic location just off Shadwell Lane.

This apartment is offered to the market at 50% shared ownership.

The development comprises a secure communal hallway with an electric door and an intercom. The apartment on the first floor can either be accessed by a staircase or a lift.

The apartment comprises a hallway that leads to the impressive open-plan kitchen, diner & sitting room. This space has a Juliet balcony that overlooks a well-tended communal garden below. The hallway leads to two good-sized bedrooms, a bathroom and two cupboards.

The apartment is fully double-glazed and it has electric heaters.

Externally the apartment benefits from private communal parking and further visitor parking is available.

The development benefits from well-tended communal gardens that have benches which allow you to sit, relax and enjoy the green space.

The Lady Park Court development is located in a highly regarded area just off Shadwell Lane within easy vehicle access to Shadwell Village, Roundhay Park and the centre of Moortown which includes a Marks and Spencer food hall and much more.

A bus stop is situated just outside the development on Shadwell Lane which gives easy access to Leeds City Centre and the surrounding suburbs.

To conclude a brilliant opportunity to purchase a 50% share of this stunning apartment, we expect this one to be popular.

Communal Hallway

Enter the building through an electric door into a communal hallway. The apartment is located on the first floor. It can be accessed either by a staircase or a lift.

Apartment Hallway

The hallway is decorated in a modern tone and it leads to all the rooms in the apartment and two cupboards. The hallway has a telephone intercom to allow communication and remote unlocking of the communal entrance door.

Open Plan Kitchen, Diner & Sitting Room

An impressive open plan space that boasts a Juliet balcony that has a lovely view out over the communal garden below. The kitchen is modern and recently fitted. It comprises ample lower and upper-level cupboards with a breakfast bar/island. The cupboards are finished in a modern grey tone with contrasting worktops with white metro tiled splash backs above. The kitchen utilities comprise a sink with a drainer, space for a dishwasher, space for a washing machine, an integrated oven, an integrated microwave, an integrated separate fridge freezer, and a hob with an extractor hood above. This open-plan room has plenty of space for a dining area and a sitting area. The decor is modern and the floor is finished in a lovely grey wood effect. This space is overall light and airy courtesy of two large double-glazed windows and the Juliet balcony.

Principal Bedroom

The principal bedroom is decorated in modern tones and it has a double-glazed window that looks out to the rear of the development.

Bedroom Two

The second bedroom is also decorated in modern tones and benefits from a double-glazed window to the rear of the development. The view looks out over a communal garden space and a communal space that allows you to hang any dry clean washing out.

Bathroom

A beautiful bathroom that comprises a large corner shower enclosure, a wash basin above a vanity unit, a toilet and an electric chrome towel radiator. A double-glazed frosted window is present. The floor is tiled.

Communal Gardens & Parking

The development boasts some lovely flowing lawns and a number of mature borders. A number of benches are dotted around the gardens to allow the residents to sit out and enjoy the gardens. A number of communal rotary washing lines are available. Parking is private to residents but the spaces are communal. Visitor parking is also available.

Important Information

TENURE - LEASEHOLD - Term 999 years from the 1st February 1992.

Service Charge - £36.6 a week.

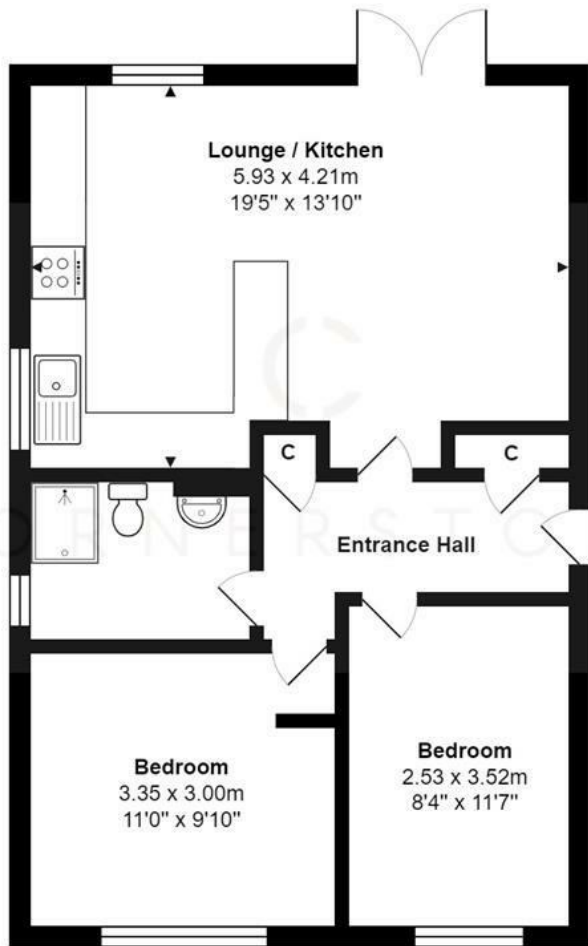
Rent on the 50% share owned by Leeds Jewish Housing Association Limited - £105.42 a week.

Ground Rent - £0.00 - per annum.

Council Tax Band C.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show





Total Area: 54.9 m² ... 591 ft²

All measurements are approximate and for display purposes only

on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

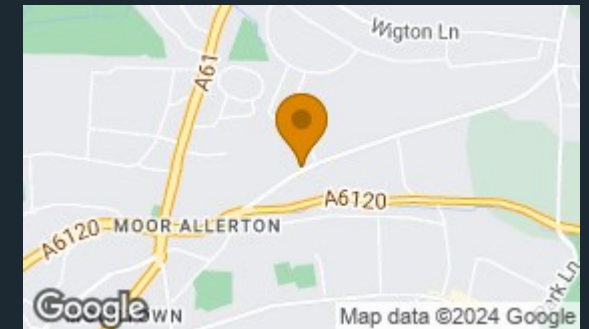
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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