



Bluebell Court, Ring Road | Seacroft | LS14 1AD

£160,000

Two bedroom ground floor apartment | Gated development | EPC rating C

**Emsleys** | estate agents



### \*\*\*EXCLUSIVE GATED DEVELOPMENT - TWO BEDROOM GROUND FLOOR APARTMENT\*\*\*

This well presented apartment found on the ground floor of a luxury gated development has to be seen! Bluebell Court is set back from the Ring Road and is convenient to all amenities in Oakwood, Roundhay, Seacroft and Cross Gates.

The accommodation comprises; communal entrance with secure entry phone system, private entrance hall, a spacious lounge with direct access onto communal gardens, a kitchen/breakfast room, two double bedrooms, and a modern bathroom. The property benefits from full gas central heating (boiler replaced 2016 - 4 years warranty remaining (subject to terms) and PVCu double-glazing.

The outer Ring Road provides good road links to the A1, M1 and M62 motorway network. There are local shopping facilities nearby, with more comprehensive amenities further afield. A range of schools are also available for all ages and grades. Regular transport services including a train station at Cross Gates provide regular services to the city centre and surrounding areas, North Leeds, East Leeds and Leeds city centre. This property will appeal to a range of buyers looking for something a little more exclusive, with beautifully kept communal gardens and allocated parking bays and visitor bays you will not be disappointed.

\*\*\* Call now 24 hours a day, 7 days a week to arrange your viewing \*\*\*

#### Ground Floor

##### Communal Entrance

##### Hallway 0.94m x 4.50m (3'1" x 14'9")

The hallway includes a fixture storage cupboard ideal for coats and shoes and is fitted with wood grain effect laminate flooring.

##### Living Room 4.04m x 4.25m (13'3" x 13'11")

A lovely spacious living area with French windows which

open to the communal garden. Two further double-glazed windows and a central heating radiator.

##### Kitchen 4.04m x 3.02m (13'3" x 9'11")

Fitted with a good range of wood grain effect wall and base units with complimentary granite work surfaces over which incorporate a circular stainless steel sink. There is a built-under stainless steel electric oven (installed 2020) with matching five burner hob and chimney style extractor hood over. In addition there is a fully integrated fridge/freezer and dishwasher along with space for a washing machine. A concealed wall mounted 'Ideal Logic' central heating boiler with warranty remaining (subject to terms). A double-glazed window overlooks the garden to the front elevation.

##### Bedroom 1 4.19m x 2.77m (13'9" x 9'1")

A double bedroom with fitted robes with sliding mirrored doors are to one wall and a door leads directly into the bathroom giving the option of an 'en-suite'. There is a double-glazed window overlooking the rear of the property and a central heating radiator.

##### Bedroom 2 3.15m x 2.78m (10'4" x 9'1")

Another double bedroom again with a double-glazed window overlooking the rear aspect and a central heating radiator.

##### Bathroom 3.15m x 1.63m (10'4" x 5'4")

Beautifully tiled with a feature wall the bathroom is fitted with a modern white three piece suite which comprises; a 'P' shaped panelled bath with a mains fed thermostatic bar shower over and screen, a close coupled WC and a hand wash basin inset to a vanity storage cupboard. A double-glazed window is placed to the rear elevation and there is an extractor fan and a central heating radiator.

##### Exterior

The development is accessed through electronic cast-iron gates and a block-paved driveway leads to two apartment buildings which have allocated parking and visitor bays. There are extensive manicured lawns and flower beds surrounded by mature trees which offer a degree of privacy from the road.

##### Directions

From our Crossgates office on Austhorpe Road head west

and at the 'T'-junction turn right and then take the third exit onto Crossgates Ring Road A6120. Continue over the next two roundabouts and through the next two sets of traffic lights heading towards the A58. Bluebell Court can be found on the right hand side and is indicated by the Emsleys for sale sign.

##### Leasehold Information

All owners are shareholders of the maintenance company and therefore have full control over expenditure and maintenance of the development.

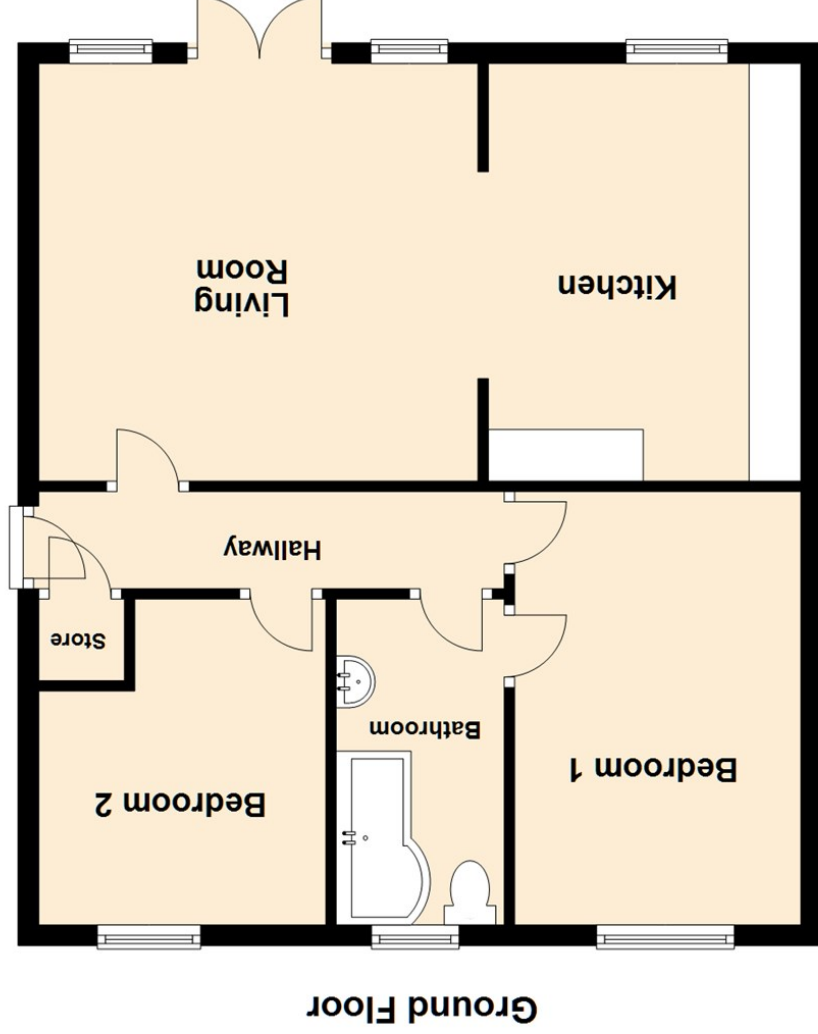
Lease remaining - 111 years

Ground rent - £50 per annum

Annual maintenance charge - £730 per annum in two payments January and July







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.