

MONROE

SELLERS OF THE FINEST HOMES



4 Harlow Court Park Avenue Leeds

£225,000
FREEHOLD

Are you on the quest for a stylish GROUND FLOOR apartment with delightful communal gardens nestled in the heart of Roundhay?



- Ground Floor Flat • Two Bedrooms • Communal Gardens • Garage • Off Street Parking • A stone Through Away From Roundhay Park

Monroe is delighted to present this exquisite ground-floor apartment with access to beautiful communal gardens and a garage. Situated just a stone's throw from the vast and picturesque Roundhay Park, it offers the perfect blend of convenience and natural beauty.

This property features a spacious kitchen, cosy lounge, two bedrooms, and a fully tiled bathroom.

The communal gardens can be accessed directly from the lounge. Additionally, a garage and off-street parking are available.

This apartment invites immediate occupancy and is close to Roundhay Park and its amenities.

REASONS TO BUY

- Two Double Bedrooms
- Close to excellent amenities and Roundhay Park
- Ground Floor Apartment
- Communal Gardens
- Garage and Parking
- Excellent finishes throughout

Environs

Located off Park Avenue in Roundhay, this area offers a wide range of facilities and is close to Oakwood. You will find a variety of popular restaurants, cafes, shops, and small supermarkets in the vicinity. Just a short distance from Street Lane, Roundhay Park provides opportunities for leisurely strolls and offers recreational amenities such as lakeside and parkland walks, children's play areas, and sports grounds on Soldiers Field. Street Lane also boasts excellent public transport services, making it convenient to explore the nearby areas and the city center. Notably, this property is within a short walking distance of Canal Gardens and Roundhay Park.

In addition to the nearby park, there are several sporting facilities around Roundhay, such as tennis courts, numerous golf courses, and a bowling green. These are complemented by numerous yoga studios, gyms, and the weekly parkrun that takes place in Roundhay Park.

The property's proximity to Street Lane ensures excellent connectivity to the City Centre and surrounding areas through regular transport services.



SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

Share of the Freehold

Ground Rent - £25 PA rising to £250 after 66 years.

Service Charge - £105 PM

125 Years Remaining from 1987

Strictly through the exclusive selling agent Monroe Estate Agents

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is share of freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS



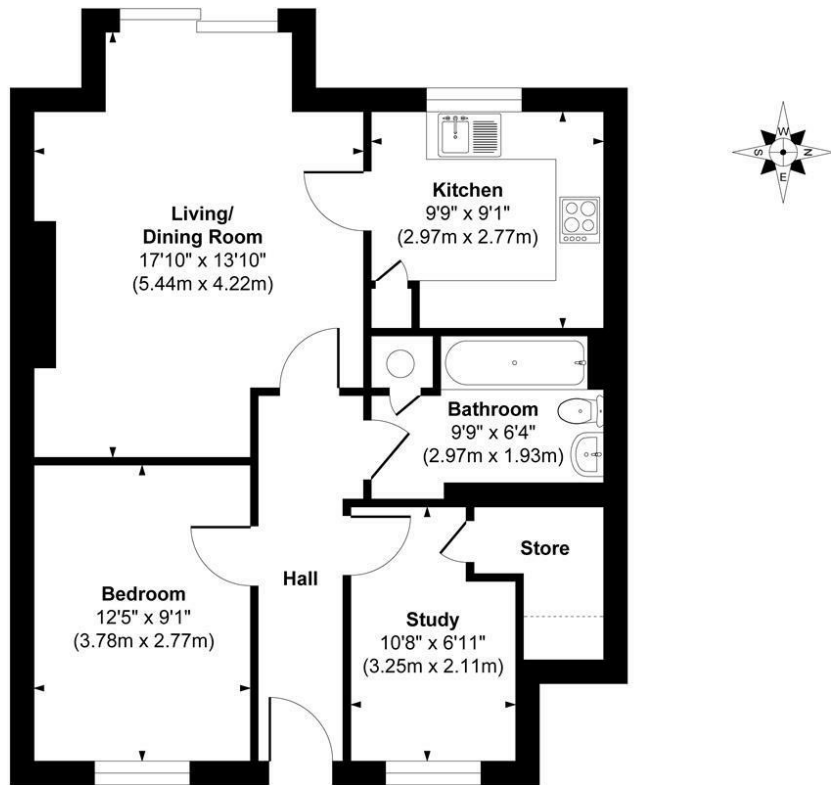




Additional Information

- Local Authority** - Leeds City Council
- Council Tax** - Band D
- Viewings** - By Appointment Only

- Floor Area** - 662.00 sq ft
- Tenure** - Freehold



Floor Plan

Approx. Gross Internal Floor Area 662 sq. ft / 61.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales

716 King Lane Alwoodley

Leeds

West Yorkshire

LS17 7BA

0113 870 4443

hello@monroeestateagents.com

www.monroeestateagents.com

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