



HOME

MARKETING & MANAGEMENT

LA WRENCE COURT, PUDSEY LS28 8PF

£104,995



Over 60'S 2nd Floor Apartment
 One Double Bedroom with Robes
 Shared Lift Access
 Lounge / Dining Room
 Fitted Kitchen with Appliances
 Tiled White Bathroom & Shower
 Electric Heating, Double Glazing
 Communal Gardens
 Popular Pudsey Location
 No Chain

£104,995

GENERAL DESCRIPTION

Light and airy second floor 1 Bed flat with lift, in popular well maintained over 60's development close to central Pudsey. Comprises: communal entrance hall with stair and lift access to the second floor, a private entrance hallway with intercom and cupboard housing hot water cylinder; access to a light and airy living/dining room enjoying a pleasant outlook; separate and spacious white fitted kitchen including integral appliances; double bedroom with excellent fitted storage; white fully tiled bathroom with mains shower over bath; light neutral decor; electric wall panel heating; white uPVC double glazing; carefully maintained communal gardens; large forecourt with resident and visitor communal parking. This attractive and comfortable home will be of particular interest to over 60's downsizers, seeking, affordable, well-presented and ready to move into accommodation, in a smart development, close to all the amenities Pudsey offers and with good ongoing transport links.

TENURE

Leasehold - 125 years from 1st January 1992

Ground rent £100 per year fixed until 2052

Service charge £1632 per year to include: cleaning & maintenance of the communal areas, gardens, window cleaning and buildings insurance.

Small dogs permitted

ROOM MEASUREMENTS

ENTRANCE HALL 8' 4" x 6' 2" (2.56m x 1.89m) max**LOUNGE / DINER** 16' 6" x 9' 6" (5.04m x 2.92m)**KITCHEN** 9' 8" x 6' 11" (2.96m x 2.12m)**BEDROOM** 9' 8" x 6' 11" (2.96m x 2.12m) to robes**BATHROOM** 8' 3" x 5' 10" (2.54m x 1.78m) max

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.