



3 Oak House Allerton Park, Chapel Allerton, LS7 4ND
£260,000

AdairPaxton
Property Specialists

*****SPACIOUS TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT WITH GARAGE*****This delightful and spacious first floor apartment is offered to the market with **NO ONWARD CHAIN** and early internal viewing is highly recommended. The property briefly comprises: entrance hall, lounge/diner with access to a private balcony, modern fitted kitchen, master bedroom with en-suite shower room, a second bedroom and house bathroom. Externally the property sits within a gated development of immaculately maintained grounds and benefits from a parking space and garage. Located in this much sought after Chapel Allerton location, with good access to local amenities including schools, shops, bars and restaurants, as well as transport links in to Leeds, early internal viewing is highly recommended.



Communal Hall

Communal entrance with stairs to all floors. Secure entryphone system.

Private Hall

Via front entrance door. Two storage cupboards. Gas central heating radiator.

Lounge/Dining Area

17'7" x 15'4" (5.36 x 4.68)

Light and spacious living area with windows to two sides. oak engineered wood flooring. Two gas central heating radiators. Sliding doors leading out to the private balcony.

Kitchen

11'7" x 9'10" (3.54 x 3.02)

Fitted with a range of wall, base and drawer units with worktops over. Integrated electric oven with 4-ring hob and extractor hood over. Integrated dishwasher and washing machine. Space for tall fridge and freezer. Inset ceiling spotlights. Window.

Bedroom 1

9'10" x 12'7" (3.02 x 3.84)

Double bedroom with two windows to side. oak engineered wood flooring. Built in wardrobes. Gas central heating radiator.

En-Suite Shower Room

Fitted with a three piece suite comprising; shower cubicle, WC and wash hand basin. Wall mounted heated towel rail. Tiled floor and part tiled walls. Window.

Bedroom 2

10'6" x 7'7" (3.22 x 2.32)

Second bedroom with window to side. oak engineered wood flooring. Gas central heating radiator.

Bathroom

Fitted with a three piece white suite comprising; Bath with hand shower over, WC and wash hand basin. Gas central heating radiator. Part tiled walls.

Outside

Externally the property benefits from a private balcony and a garage. The apartment is located in a secure gated development with well maintained communal grounds.

Tenure

Leasehold. 125 years from 1998
Ground rent £100 per annum

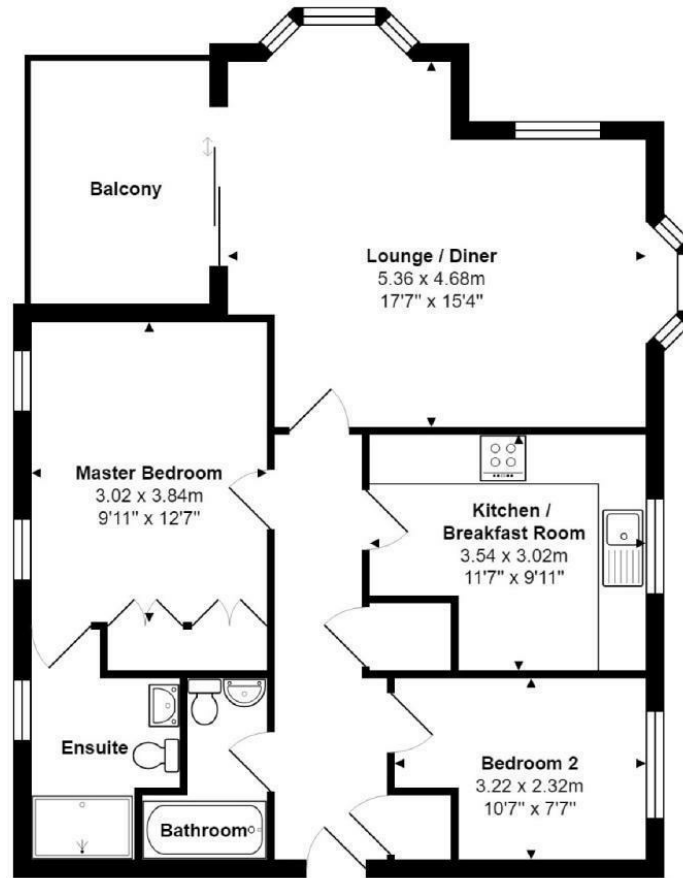
Service Charge

Service Charges - £444.00 per Quarter.





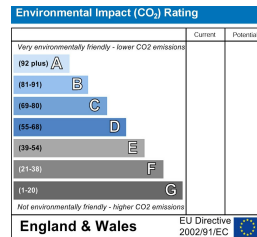
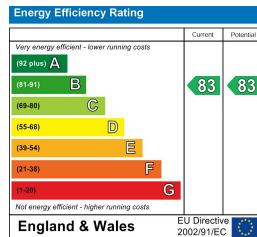
FLOOR PLANS



Total Area: 70.7 m² ... 761 ft² (excluding balcony)

All measurements are approximate and for display purposes only

ENERGY PERFORMANCE



MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MISDESCRIPTIONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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