



35 Rutland Court, Leeds, LS12 6BU

A two bedroom apartment for sale in Lower Wortley.

Located on the third floor of a modern block, this property contains an open plan kitchen living room, with fitted appliances and Juliette balcony French window doors.

The master bedroom is accompanied by a second double bedroom, with electric radiators throughout. The house bathroom includes a bath with shower over, WC, sink and vanity cabinet.

Secure fob entry, a bike storage and an allocated parking space are included with the property.

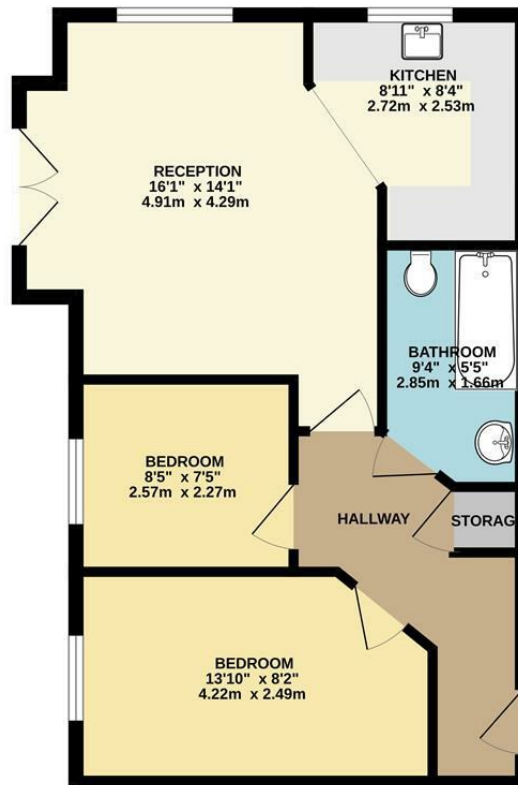
Rutland Court is located on a residential estate, less than three miles from Leeds City Centre.

Leasehold - 116 years remaining | Service Charge - £1510 per year | Ground Rent - £250 per year

£150,000

- Chain Free
- NHBC Warranty
- Secure Fob Entry
- Allocated Private Parking
- Bike Storage
- Fibre Optic Broadband
- Electric Heating
- Third Floor

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	