



Ash Court, Leeds LS14 6GL



welcome to

Ash Court, Leeds

William H Brown is proud to present to the market this beautifully presented TWO bedroom GROUND FLOOR apartment, situated in this popular development in Killingbeck, East Leeds. This lovely TWO bedroom apartment benefits from a spacious open plan kitchen/diner/living area.



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The property briefly comprises; intercom entry system, entrance hall giving access to the open plan kitchen/diner/living area, TWO Bedrooms and wet room. Externally, this apartment benefits from communal gardens and allocated parking.

Ash Court is situated to the East of Leeds City Centre LS14 enjoys a good range of local amenities with convenient transportation links to the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road, the A1/M1 Link Road, and East Leeds Orbital Route. Minutes from Asda Killingbeck Shopping Park. Good vehicular access to Crossgates with its wealth of amenities including the Crossgates Shopping Centre, pubs, restaurants, micro bars and local Railway Station. Further shopping centres can be found at Seacroft which also has a bus station and The Springs at Thorpe Park.

Lounge/Diner

13' 8" MAX x 14' 4" MAX (4.17m MAX x 4.37m MAX)

Kitchen

12' 5" MAX x 5' 8" MAX (3.78m MAX x 1.73m MAX)

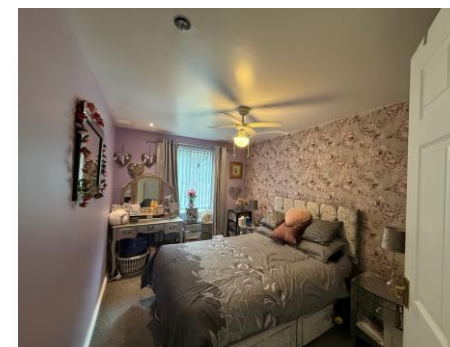
Bedroom One

8' 4" MAX x 13' 7" MAX (2.54m MAX x 4.14m MAX)

Bedroom Two

11' 7" MAX x 8' 4" MAX (3.53m MAX x 2.54m MAX)

Wet Room



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- ****UNEXPECTEDLY BACK ON MARKET ****
- NO ONWARD CHAIN; GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/LOUNGE/DINER
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 83.67

This is a Leasehold property with details as follows; Term of Lease 150 years from 08 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110775 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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