



**Maple Court, Seacroft LEEDS LS14 6FS**



***welcome to***

**Maple Court, Seacroft LEEDS**

William H Brown is proud to welcome to the market this TWO bedroom TOP FLOOR APARTMENT for sale now. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945 to arrange a viewing.



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A private entrance hall has an intercom system; upon entering, you are welcomed into a central hallway, providing access to all rooms. The heart of the home is the spacious kitchen and lounge/dining room, featuring a kitchen area with plenty of space for both dining and relaxation. Large window floods the space with natural light, creating a bright and airy atmosphere. The apartment boasts two well-proportioned bedrooms, each offering comfort and flexibility-perfect for a main bedroom, guest room, or home office. The modern bathroom is conveniently located with a practical layout, modern finishes, and a fantastic location, this apartment is ideal for first-time buyers, down sizers, or investors looking for a stylish and low-maintenance home

### **Kitchen**

8' 6" MAX x 10' 10" MAX ( 2.59m MAX x 3.30m MAX )

### **Lounge/Dining Room**

14' 6" MAX x 13' 4" MAX ( 4.42m MAX x 4.06m MAX )

### **Bedroom One**

8' 7" MAX x 14' 11" MAX ( 2.62m MAX x 4.55m MAX )

### **Bedroom Two**

8' MAX x 10' MAX ( 2.44m MAX x 3.05m MAX )

### **Bathroom**



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## Maple Court, Seacroft LEEDS

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LOUNGE AND DINING ROOM
- CENTRAL HEATING THROUGHOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 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.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110885 - 0002

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.



william h brown



**0113 260 0945**



[Crossgates@williamhbrown.co.uk](mailto:Crossgates@williamhbrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



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