



Ash Court, Leeds LS14 6GH

welcome to

Ash Court, Leeds

This two bedroom apartment features an open-plan lounge, kitchen, and dining area, creating a spacious living environment. The lounge boasts a Juliette balcony, while both bedrooms share access to a balcony. The property also benefits from allocated parking, offering convenience and security.



Lounge/Kitchen/Diner

This spacious open-plan room is filled with natural light. The lounge offers a welcoming space for relaxation, featuring French-style patio doors to the Juliette balcony and two additional windows that create a bright and airy atmosphere. While the modern kitchen is fitted with a range of wall and base units, integrated appliances, and spotlighting for a sleek finish. The dining area provides a lovely setting for family meals and entertaining.

Bedroom One

A bright and spacious master bedroom featuring French-style patio doors opening onto a balcony at the rear, plus an additional side window for extra natural light.

Bedroom Two

Featuring French-style patio doors opening onto a balcony at the rear,

Bathroom

A well-appointed bathroom incorporating a modern three-piece suite, including a bathtub with shower facilities, wash hand basin, and W/C. A side window allows natural light to flow in, complemented by sleek spotlighting for a contemporary finish.



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welcome to

Ash Court, Leeds

- UPPER FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/LOUNGE/DINER
- ALLOCATED PARKING
- SECURE INTERCOM ENTRY SYSTEM

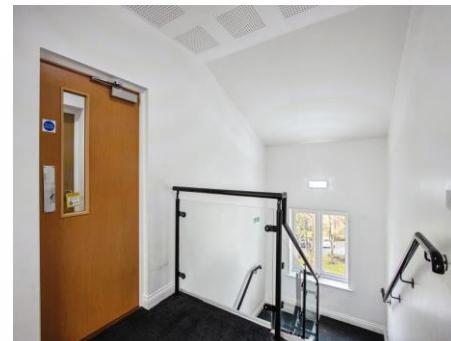
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 125.00

offers over

£150,000



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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.

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.



Property Ref:
CGT111326 - 0005

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