



**29 Woodlands, The Spinney, Moortown, Leeds, LS17 6TQ**

**Chain Free £65,000**

Available with NO CHAIN. This is an excellent one bedroom, second floor retirement apartment in this very popular block off Street Lane. Facilities include lounge, laundry, guest suite, wardens office, maintained and pleasant gardens, entryphone system, lift to upper floors, Careline emergency alert system, off-peak heating and double glazing. Accommodation includes hall, lounge, fitted kitchen, double sized bedroom with built in wardrobes, shower room. Purchasers must be over 60 years of age. EPC rating D.

## GROUND FLOOR

Security entry phone system to

## COMMUNAL ENTRANCE

Automatic lift to all floors. Beautiful residents lounge. Communal laundry. Bookable guest suite. Wardens office.

## RESIDENTS LOUNGE



## LOUNGE

10'2" x 17'8" (3.1 x 5.4)



Two electric storage heaters, uPVC double glazed windows, coving, emergency careline pull chord

## KITCHEN

6'6" x 7'10" (2.0 x 2.4)



Well presented range of fitted units of wood doors and corresponding work tops, built in oven, 4-ring electric hob with extractor above, stainless steel sink with mixer tap and drainer, ceramic tiled walls, extractor

## SECOND FLOOR

Private door to apartment No 29

## HALL



Built in cloak cupboards with sliding doors, security handset, coving



## DOUBLE BEDROOM

13'9" max (into wardrobe) x 9'2" (4.2 max (into wardrobe) x 2.8)



With built in wardrobes, electric storage heater, uPVC double glazed window

## SHOWER ROOM



White suite of walk-in shower cubicle, low WC, vanity wash basin, ceramic tiled walls and floor

## OUTSIDE



Maintained grounds, shared parking and garages are available on a rental basis

## TENURE

Leasehold - 125 years from 1987 (approx 88 years remaining)  
Service charge for 2024 is £300 per month  
Ground Rent is £359.04 per annum

## COUNCIL TAX

Band B

## HOW TO GET THERE

From our office on Moortown corner, turn into Street Lane where Woodlands will be found a short distance along on the left hand side

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## FLOORPLAN


The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Second Floor

Approx. 42.6 sq. metres (458.3 sq. feet)

