



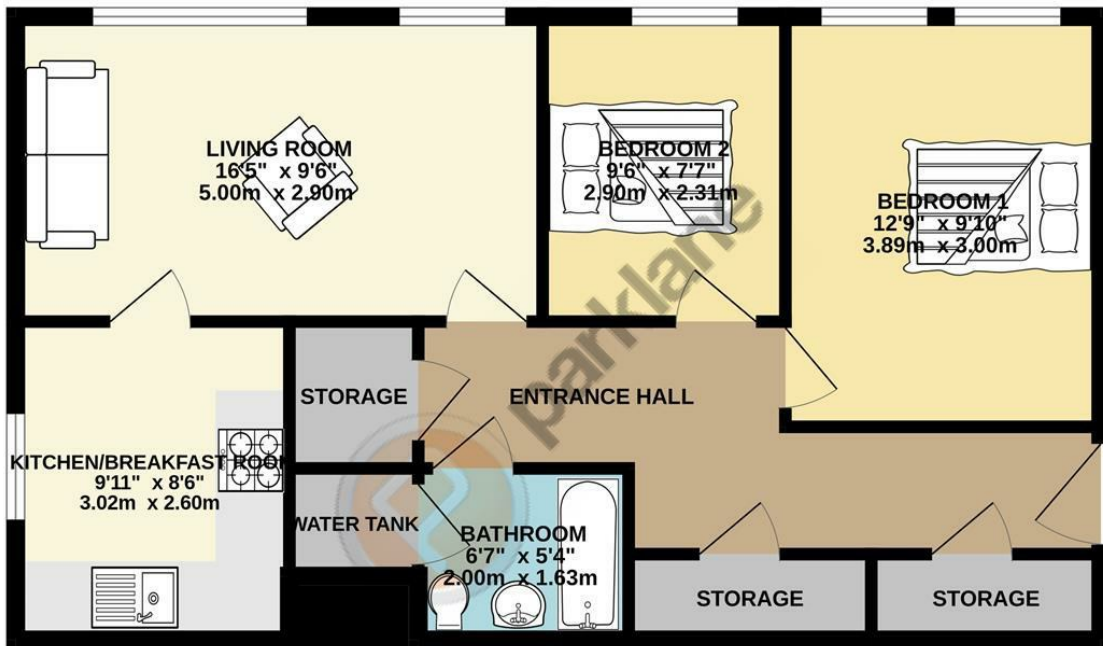
Mount Pleasant Gardens, Leeds, LS8 4EH

£125,000

- SPACIOUS LIGHT AND AIRY APARTMENT
- RESIDENTS CAR PARK
- POTTERNEWTON PARK ON YOUR DOORSTEP
- TWO DOUBLE BEDROOMS
- LOTS OF STORAGE
- SECURE DEVELOPMENT WITH CCTV
- SEPARATE KITCHEN/DINER
- CLOSE TO CHAPEL ALLERTON AMENITIES
- TOP FLOOR

*****SPACIOUS, SOUTH FACING, TOP FLOOR, TWO BEDROOM APARTMENT WITH RESIDENTS PARKING*** NO ONWARD CHAIN & VACANT POSSESSION available.** Nestled amongst a lovely residential street is the development of Mount Pleasant Gardens within close proximity of CHAPEL ALLERTON amenities and excellent transport links in and out of the city, also a stones throw away from Potternewton Park, this apartment is perfect for first time buyers or an investor. Requiring some TLC, the apartment has been marketed with this in consideration at a great price! Offering generous proportions, with a separate kitchen/diner, good sized living space, large main bedroom and a slightly smaller second - perfect as a guest bedroom or office. Lots of storage space with two double cupboards and a linen cupboard. Facing to the south there is plenty of natural light into the apartment. The development has a residents car park, CCTV throughout the development and internal communal areas. No lifts. EPC rating: E. Council Tax Band B.

Ground Floor
649 sq.ft. (60.3 sq.m.) approx.



Mount Pleasant Gardens - Parklane Properties

TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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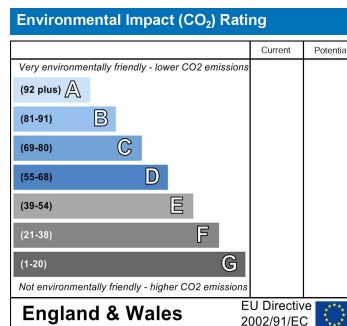
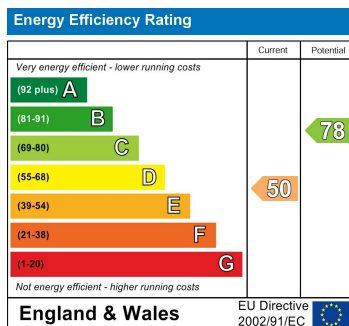
Leasehold & Charges

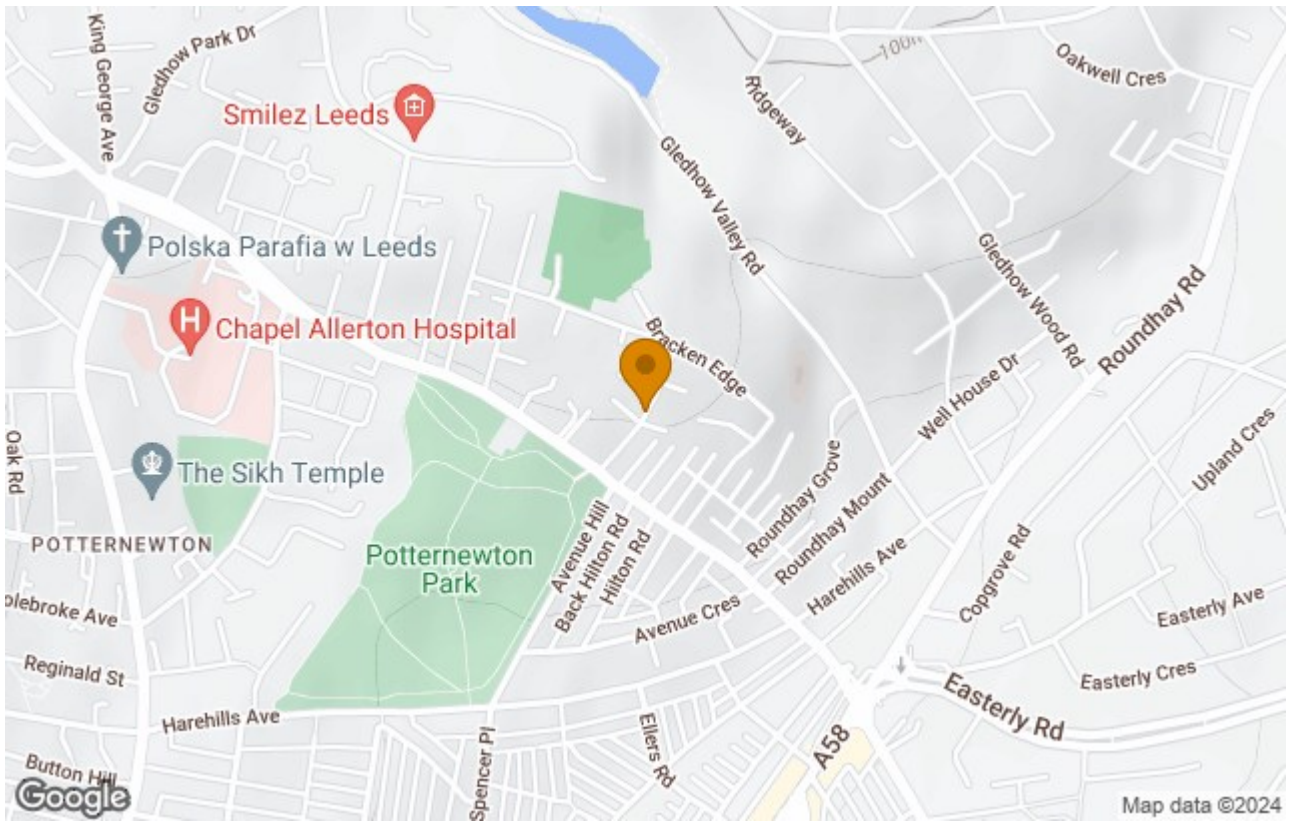
Leasehold: 125 years from 1988. 89 years remaining.

Annual Service charge and ground rent: £880.

Council Tax Band: B

EPC: E





These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.