



Stanhope Court Brownberrie Lane, Horsforth Leeds LS18 5SR

welcome to

Stanhope Court Brownberrie Lane, Horsforth Leeds

Offered with NO ONWARD CHAIN is this TWO bedroom first floor apartment in the lovely Stanhope Court development for over 60's. Which offers a communal lounge and well maintained gardens. With great views over the cricket pitch and close to local amenities.



Stanhope Court

A fantastic first floor two bedroom apartment located in this attractive development by McCarthy & Stone, constructed in 2009 the property is suitable for over 60's and is ideally positioned for Horsforth services and amenities including Horsforth Train Station.

The apartment itself comprises ready to move into accommodation which comprises; Entrance hallway, good sized lounge/diner, fitted kitchen, two good sized bedrooms and the shower room. With attractive views over the Cricket pitch.

Stanhope Court offers an array of services including; a spacious communal sitting room to the ground floor, laundry room and guest bedroom. Outside are beautifully maintained communal gardens with lawned areas, flower beds and paved patios.

Entrance Hallway

Private front door opens into the entrance hallway with two useful cupboard's

Lounge

10' 3" + recess x 17' 4" (3.12m + recess x 5.28m)

A good sized lounge with electric fireplace, radiator and window with views over the cricket pitch, doors open into the kitchen. There is also space for dining table and chairs.

Kitchen

7' 3" x 7' (2.21m x 2.13m)

The kitchen features a range of wall and base units with laminate work surfaces over, integrated fridge/freezer, microwave and electric oven/hob. Vinyl flooring and window

Bedroom One

12' 2" + recess x 8' 8" (3.71m + recess x 2.64m)

A good sized double bedroom with useful integrated wardrobes, electric wall mounted heater and window

Bedroom Two

11' x 7' 10" (3.35m x 2.39m)

A good sized second bedroom with electric wall mounted heater and window

Shower Room

The shower room comprises; walk in shower cubicle with glass screen, vanity unit wash basin, wc, extractor and wall heater

Outside

The apartment sits within well cared for communal gardens.

Leasehold Information

This property is of leasehold with a term of 125 years from 1st June 2008 with approx 109 years remaining. The current annual ground rent is £851 Current annual Service Charge is £3,721 We have been advised that these can be paid by two direct debit payments in March & September. We have also been advised that these will not be increased for another 15years

These terms and chargers are highly recommended to be checked with your solicitors

Agents Notes

Please be advised that there are currently no parking spaces available and there is a waiting list



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welcome to

Stanhope Court Brownberrie Lane, Horsforth Leeds

- Two Bedroom First Floor Apartment
- Situated in Lovely Over 60's Development
- Offered with NO CHAIN
- GREAT VIEWS
- Great Location in Horsforth

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106643 - 0004

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