



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 ground floor apartment in the lovely Stanhope Court development for over 55's. Which offers a communal lounge and well maintained gardens. Close to local amenities and transport links. Private & sunny paved patio.



Stanhope Court

Offered with NO ONWARD CHAIN is this spacious, two bedroom ground floor apartment located in this attractive development by McCarthy & Stone, constructed in 2009 the property is suitable for over 55'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 with great storage, good sized lounge/diner with door leading to the private patio, fitted kitchen, two good sized double bedrooms and the bathroom.

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 which benefits from a good size walk in cupboard for storage.

Lounge / Diner

17' 4" x 10' 4" (5.28m x 3.15m)

A good sized lounge with neutral decor, electric fireplace with attractive surround, radiator, window and patio doors opening to a lovely paved patio area. There is ample space for dining table and chairs. Internal double doors lead into the kitchen.

Kitchen

7' 5" x 6' 11" (2.26m x 2.11m)

A good sized fitted kitchen with a range of wall and base units with complimentary work surfaces over, ceramic tiled splash backs and sink unit. A range of integrated appliances include; Fridge freezer, oven, hob, microwave and washing machine. Vinyl flooring and window to the rear with a lovely outlook.

Bedroom One

9' 4" max x 25' 7" max (2.84m max x 7.80m max)

A good sized double bedroom with neutral decor and benefiting from integrated wardrobes with mirrored frontage. radiator and large full height window.

Bedroom Two

10' 6" + recess x 9' 2" (3.20m + recess x 2.79m)

A second good sized double bedroom with radiator and window to the rear

Bathroom

The bathroom comprises; bath with shower over and screen, vanity unit sink, heated towel rail, wc and tiled walls.

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 Note

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 Ground Floor Apartment
- Situated in Lovely Over 55's Development
- Offered with NO ONWARD CHAIN
- Own Private Patio
- Great Horsforth Location

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

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106699 - 0003

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