



Stanhope Court Brownberrie Lane, Horsforth Leeds LS18 5SR

welcome to

Stanhope Court Brownberrie Lane, Horsforth Leeds

GUIDE PRICE £140,000 - £145,000 Offered with NO ONWARD CHAIN is this one bedroom 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 one 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, fitted kitchen, good sized bedroom with integrated wardrobe 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.

Ground Floor

Secure communal entrance to the ground floor which offers access to plenty of communal spaces such as a spacious communal sitting room, laundry room and guest bedroom. Lift access to the upper floors.

Entrance Hall

Door to the apartment opening into the hallway with useful storage cupboard.

Lounge

16' 3" x 11' 3" (4.95m x 3.43m)
The spacious lounge is tastefully decorated in neutral tones and features an electric fireplace with an attractive surround, an electric radiator, and connection points for both BT and SKY services. A rear-facing window offers pleasant views over the cricket field, adding a peaceful touch to the room.

Kitchen

7' 6" x 6' 1" (2.29m x 1.85m)
The fitted kitchen boasts a range of wall and base units with laminate worktops, incorporating a stainless steel sink with drainer and an electric hob. Tiled splashbacks add a practical touch, while the built-in electric oven and integrated fridge freezer offer convenience. Additional features include a skylight for natural light, vinyl flooring, and an extractor fan for ventilation.

Bedroom

13' 1" x 9' 6" (3.99m x 2.90m)
A spacious double bedroom with integrated wardrobes, electric radiator and window to the rear with views over the cricket field.

Shower Room

The shower room comprises; Step in shower cubicle with glass screen fitted seat and shower attachment, low flush wc, wash basin with vanity unit, heated towel rail and extractor.

Outside

The property sits within well maintained, attractive communal gardens

Leasehold Information

This property is of leasehold with a term of 125 years from 1st June 2008 with approx 108 years remaining. The current annual ground rent is £730.82 The current annual service charge is £2,760.72

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

There are currently two parking spaces available on a first-come, first-served basis, offered at an annual cost of £300, payable in two instalments.

Additionally, residents have access to a guest suite, which can be booked for overnight stays at a rate of £20 per night for single occupancy and £25 per night for double occupancy.



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Stanhope Court Brownberrie Lane, Horsforth Leeds

- One Bedroom Apartment
- Situated in Lovely Over 60's Development
- Offered with NO CHAIN
- Lovely Views over the Cricket Field
- Ample Communal Spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2760.72

Ground Rent: 730.82

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.

guide price

£140,000 - £145,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107227 - 0002

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk