









welcome to

Maple Croft, Moortown Leeds

Call us today to arrange a viewing !! A well maintained ground floor apartment benefiting from two bedrooms, newly fitted kitchen and good sized living spaces in a quiet over 60's retirement complex. This apartment is offered to the market with many benefits, given its great location.

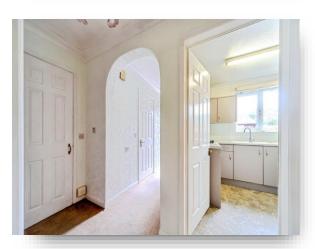












Dining Area / Living Room

11' 7" Max x 11' 7" Max (3.53m Max x 3.53m Max)
A generously sized living/dining space with plenty of natural light pouring in from windows at the front and rear of the property.

Kitchen

8' 1" Max x 8' 6" Max (2.46m Max x 2.59m Max) The kitchen has been newly fitted offering wall and base units with new work surfaces incorporating a sink, dranier and gas hob. There is an inegrated oven and spaces for all other appliances.

Bedroom

7' 1" Max x 12' 7" Max (2.16m Max x 3.84m Max) A good sized double bedroom, offering fitted storage above the bed itself and shelving against the rear wall.

Bedroom Two

8' $Max \times 6$ ' 1" $Max (2.44m Max \times 1.85m Max)$ A single bedroom with space for free atanding furniture.

Bathroom

The properties house bathroom benefits from a walk in shower and wall storage units by the sink basin. Separate toilet and fully tiled.





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- **GUIDE PRICE £110,000 £120,000**
- Over 60's retirement apartment
- Close to all local amenities and transport links
- Ground floor accommodation
- Newly fitted kitchen

Tenure: Leasehold EPC Rating: C

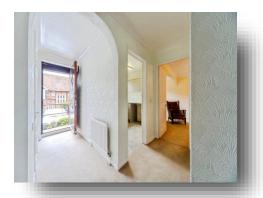
Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

quide price

£110,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT106954



Property Ref: MRT106954 - 0023 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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