



Pembroke Grange, Leeds LS9 6RH

welcome to

Pembroke Grange, Leeds

CASH BUYERS ONLY – No Onward Chain - In a popular area. Well-presented 10th-floor apartment, ready to move into, spacious lounge, modern kitchen with balcony, far-reaching views, two double bedrooms, stylish bathroom and secure entry, lift access. Access to well-kept communal gardens.



Pembroke Grange Communal Entrance

With secure entry to the building and lifts to all floors, you will find this apartment on the 10th floor.

Entrance Hallway

A spacious hallway with laminate wood flooring, radiator and ample storage cupboards.

Lounge

10' 8" x 16' 7" (3.25m x 5.05m)

A bright and airy lounge featuring neutral decor, a contemporary electric fireplace, central heating radiator, and triple-glazed windows to both the front and side, allowing for plenty of natural light.

Kitchen

11' 7" x 8' 11" (3.53m x 2.72m)

A stylish, modern fitted kitchen featuring a range of wall and base units in a sleek grey gloss finish, complemented by contemporary work surfaces and attractive tiled splashbacks. The design incorporates a sink and drainer unit with mixer tap, and a selection of integrated appliances including a fridge freezer, oven, microwave, and electric hob with extractor hood above. Additional features include a radiator, ceiling spotlights, a useful storage cupboard, and a door leading out to a private balcony.

Bedroom One

9' x 13' 6" (2.74m x 4.11m)

A good sized double bedroom with neutral decor, useful storage cupboard, radiator and triple glazed window to the side.

Bedroom Two

10' 11" x 13' 6" (3.33m x 4.11m)

A second good sized bedroom with useful cupboard, radiator and triple glazed window to the side.

Bathroom

The modern bathroom features a paneled bath with overhead shower and glass screen, low flush WC, wash basin, and a heated towel rail. Finished with stylish tiled walls and flooring, it offers a clean and

contemporary feel.

Outside

The property benefits from well maintained communal gardens. Parking is also available.

Leasehold Information

This property is leasehold with a term of 125 years from 5th April 1993, leaving approximately 93 years remaining on the lease.

current annual ground rent - £10

current annual service charge - £1,813



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Pembroke Grange, Leeds

- CASH BUYERS ONLY
- Offered with NO CHAIN
- Ready to Move into
- Modern Kitchen & Bathroom
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1813.00

Ground Rent: 10.00

offers over

£100,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
OAK109323 - 0007

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william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West
Yorkshire, LS8 2HU



williamhbrown.co.uk