



Stoneacre  
Properties



## Broadlands Gardens

Pudsey, LS28 9GD

£155,000



# Broadlands Gardens

Pudsey, LS28 9GD

£155,000



## Entrance

The apartment block is entered via intercom entry system and stairs take you to the first floor. Entering the apartment you are welcomed into the entrance hallway which offers access throughout the flat.

## Lounge/Diner

Bright and airy open plan living space boasts wonderful panoramic windows that offer superb far reaching views as well as flooding the room with natural light. Ample space is offered for a formal seating area as well as a separate dining area. Leads through to the kitchen.

## Kitchen

Modern kitchen made up of wall and base units comprising integrated fridge/freezer, oven, hob with extractor above sink with drainer and plumbing for washing machine along with an abundance of storage space.

## Bedroom 1

Large spacious double bedroom laid to carpet with ample space for wardrobe / drawer storage.

## Bedroom 2

Second double bedroom laid to carpet.

## Bathroom

Part tiled bathroom with shower over bath, toilet and sink.

## External

Externally, the property offers access to the communal grounds and comes with an allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with a term of approximately 106 years remaining. The current service charge is approximately £788.34 per annum and ground rent is approximately £332.12 per annum. Buildings insurance is £407 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



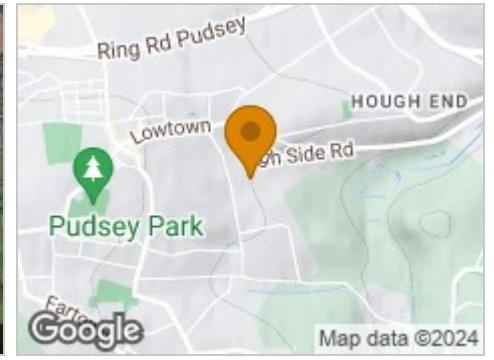
## Road Map



## Hybrid Map



## Terrain Map



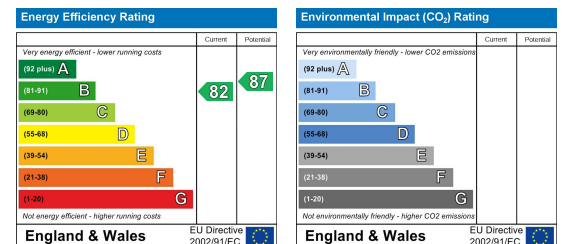
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.