



Stoneacre
Properties



Concept

Chapel Allerton Leeds, LS7 3PJ

£235,000



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Entrance Hallway

Front door of the flat leads into the Entrance Hallway which offers access to Lounge/Diner/Kitchen, both bedrooms, and main bathroom. Access also offered to the boiler cupboard with plumbing and space for washing machine.

Lounge/Kitchen/Diner

This fantastic open plan living space comprises the Kitchen and Dining space, and a formal living area. The Kitchen is made up of modern wall and base units and features integrated fridge/freezer, integrated dishwasher, integrated microwave, integrated oven, hob with extractor above, stainless steel sink with drainer, under cabinet lighting and a tiled floor. The room offers space for a dining table and formal seating area which is complete with laminate flooring. Access is offered out to the balcony.

Bedroom 1

Large double bedroom is laid to carpet and features French doors out to the balcony that allow natural light to pour in giving the room an open and airy feel. The bedroom comes complete with en-suite bathroom and wardrobe space.

Bedroom 1 En-suite

Tiled en-suite bathroom comprises cubicle shower, toilet, sink, and towel radiator.

Bedroom 2

Second large double bedroom is laid to carpet and features floor to ceiling window.

Bathroom

Main bathroom is tiled and comprises, shower over

tiled bath with shower screen, toilet, sink and large mirror.

External

'Concept' is an exclusive luxury development located in central Chapel Allerton within a secure gated development. There is an allocated parking space within the grounds along with communal gardens.

Lease

We are advised by the vendor that the property is leasehold with 105 years remaining. The current service charge is £1296 per annum and ground rent is £423.96 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



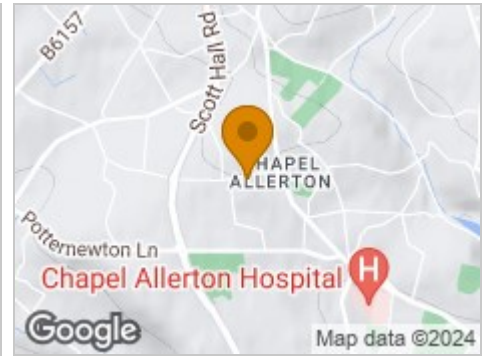
Road Map



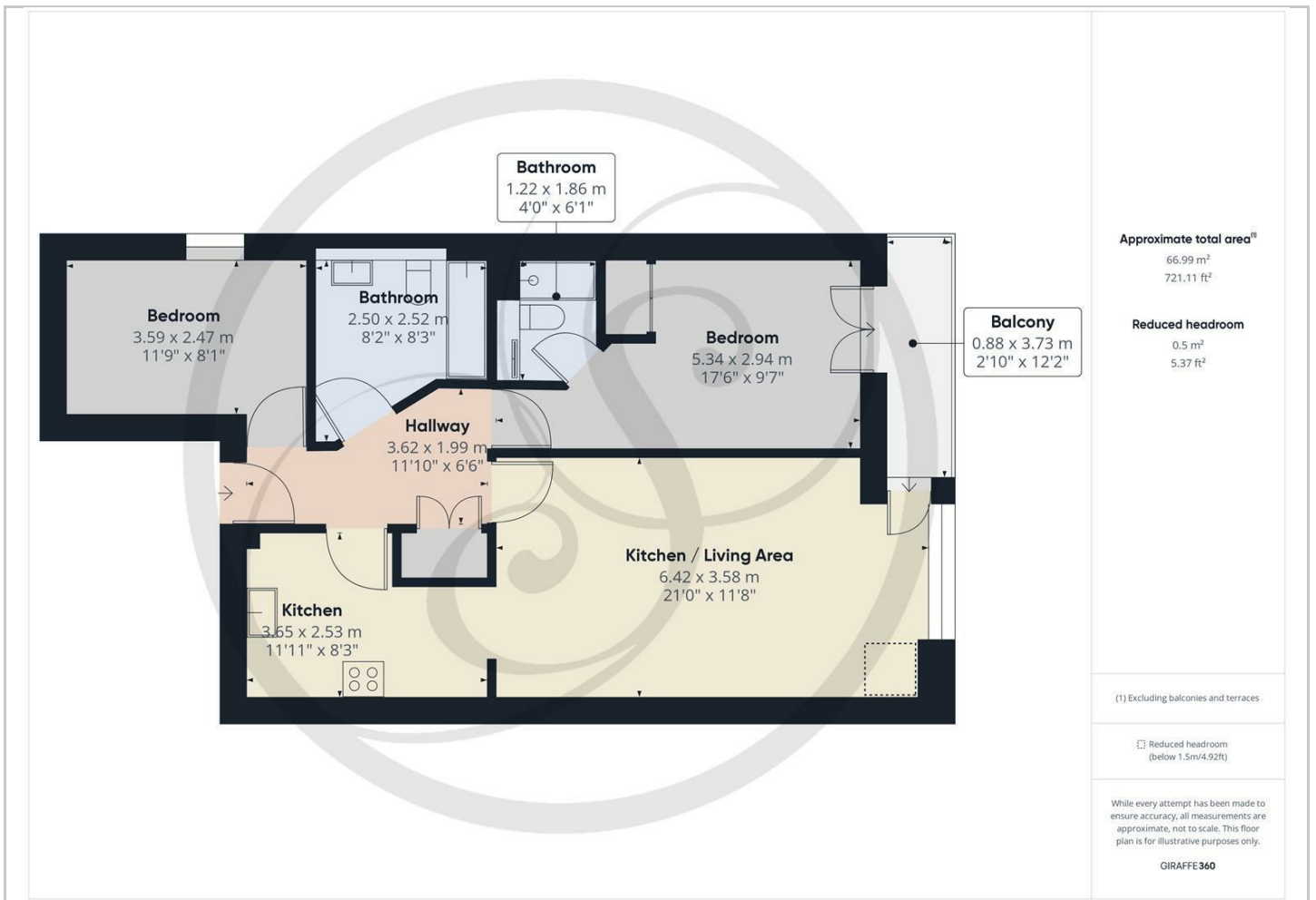
Hybrid Map



Terrain Map



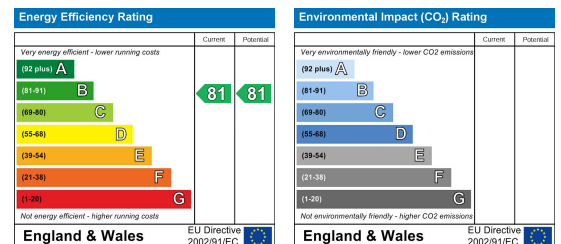
Floor Plan



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.