



Stoneacre  
Properties



## Windsor Court

Leeds, LS17 6SL

£200,000



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## Entrance

Intercom entry system offers access to the block and stairs lead up to the apartment. Entering the apartment you are welcomed into the entrance hallway which boasts useful storage for coats and shoes.

## Lounge/Diner

Wonderful bright and airy living space with dual aspect windows including sliding door to balcony. The room is flooded with natural light and boasts ample space for a dining area and seating area. The balcony offers a private outdoor seating area.

## Kitchen

Made up of wall and base units with integrated double oven, plumbing for dishwasher, space for fridge/freezer and gas hob with extractor above, as well as an abundance of storage space.

## Bedroom 1

Large double bedroom with fitted wardrobes.

## Bedroom 2

Second double bedroom with fitted storage.

## Bathroom

Main bathroom with shower, toilet and sink.

## Utility Room

Accessed off the hallway houses the washing machine and dryer.

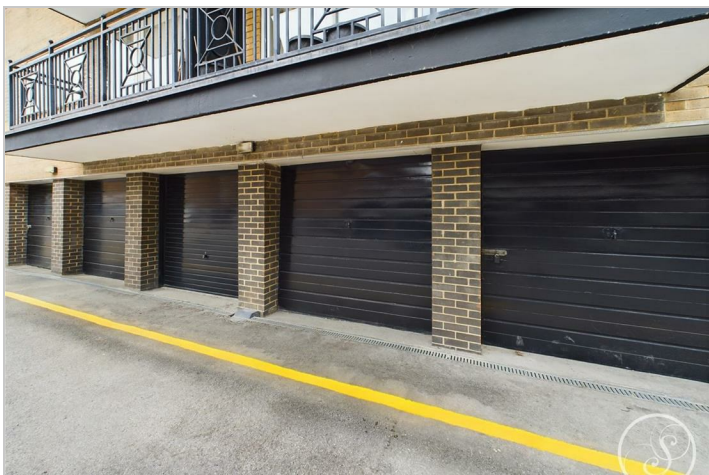
## External

The property a large garage and there is ample parking.

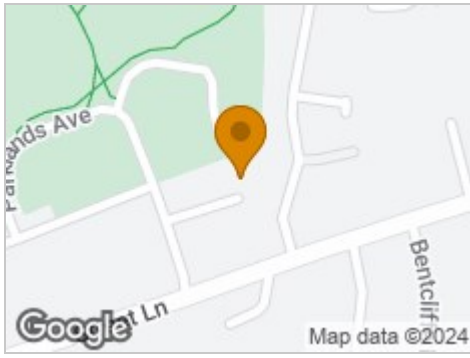
## Lease

We are advised by the vendor that the property is leasehold with an original term of 998 years from 1972. The current service charge is £1700 per annum and ground rent is currently £15 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.





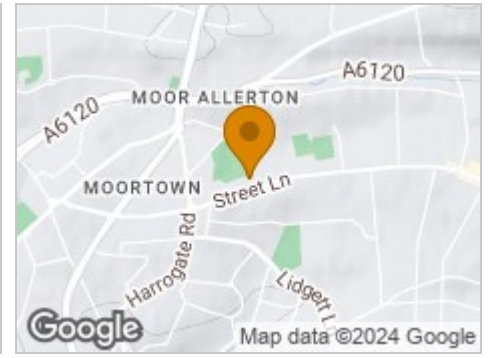
## Road Map



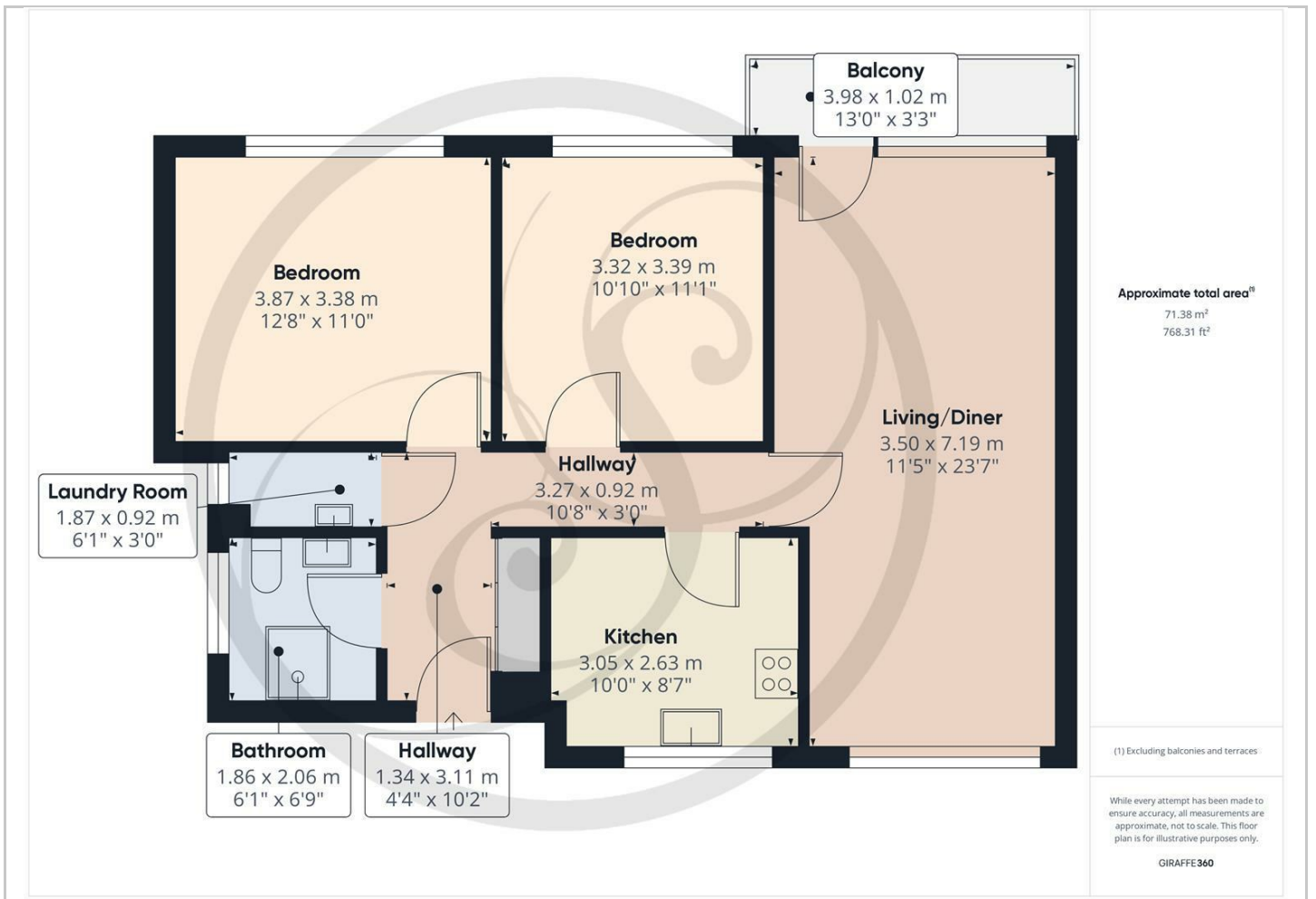
## Hybrid Map



## Terrain Map



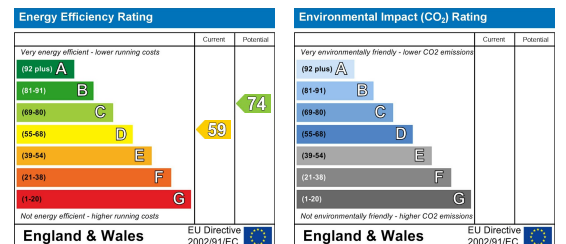
## Floor Plan



## 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.