



Stoneacre  
Properties



## Montagu Court

Leeds, LS8 2TT

£165,000





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## Entrance

The communal door is entered via intercom entry system, stairs lead up to the flat. Entering the flat you are welcomed into the entrance hallway which boasts storage space and offers access throughout the apartment.

## Lounge

Well proportioned living room is flooded with natural light and is open to the kitchen dining area. Newly laid to carpet the lounge offers ample space for seating and is a great space for hosting given it is open to the kitchen.

## Kitchen/Dining

Modern and newly installed kitchen is open to the dining area and lounge. The kitchen is made up of wall and base units and is complete with integrated appliances including oven, hob with extractor above, there is also space for washing machine and a dishwasher, and space for fridge/freezer.

## Bedroom 1

Large double bedroom with plenty of space for bedroom furniture.

## Bedroom 2

Second spacious bedroom, also ideal as a home office.

## Bathroom

Newly fitted with shower over bath, toilet and sink with gold fittings.

## External

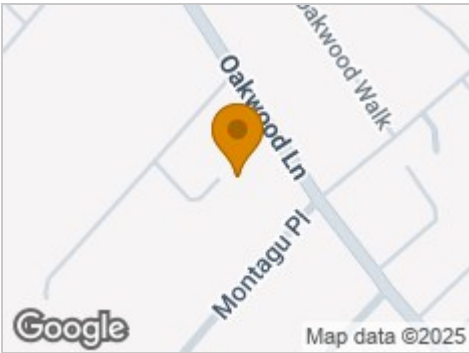
Well maintained communal grounds, the property comes complete with a garage.

## Lease

We are advised by the vendor that the property is leasehold with a term of approximately 957 years remaining. The current service charge is approximately £1320 per annum which includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



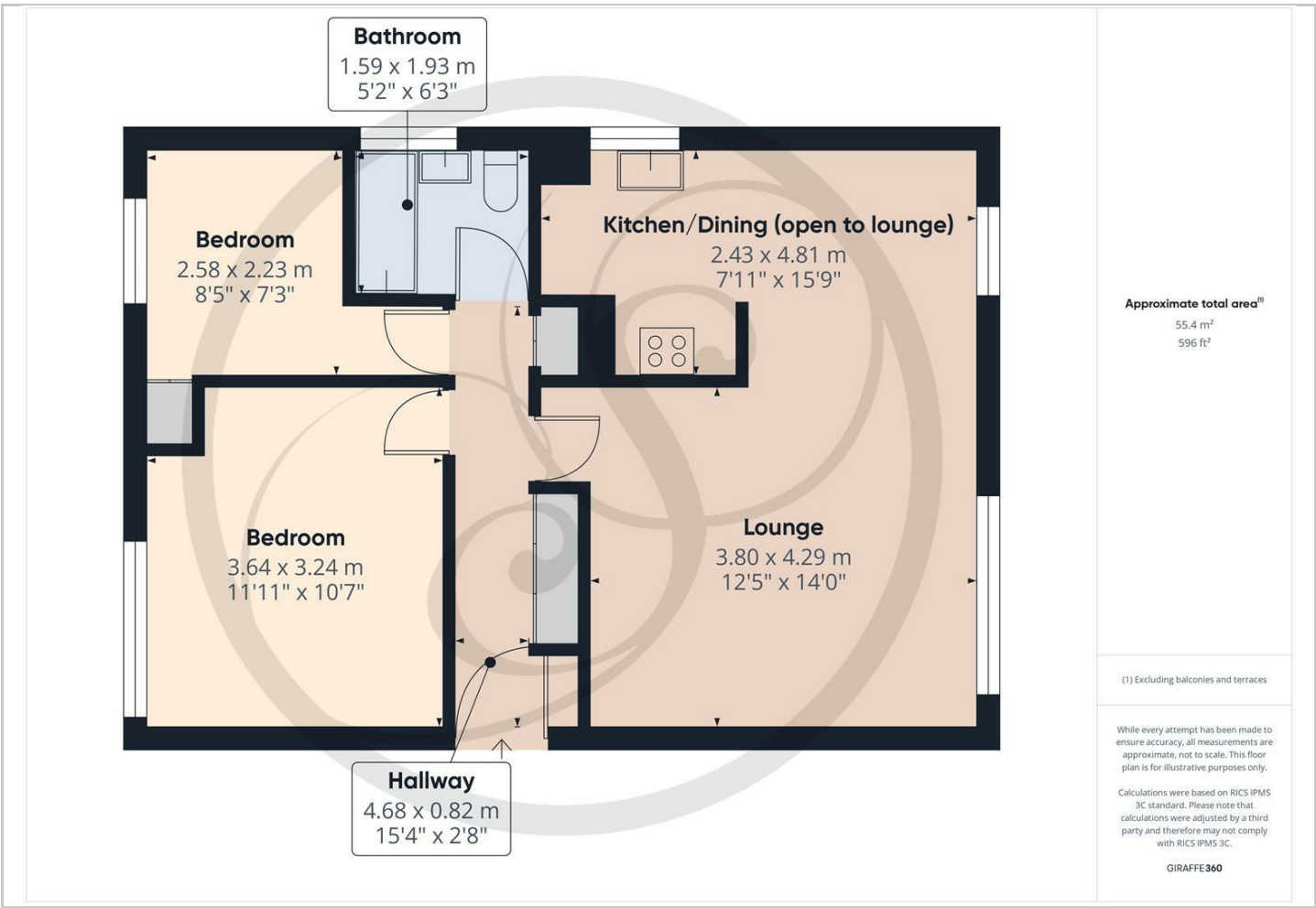
Hybrid Map



Terrain Map



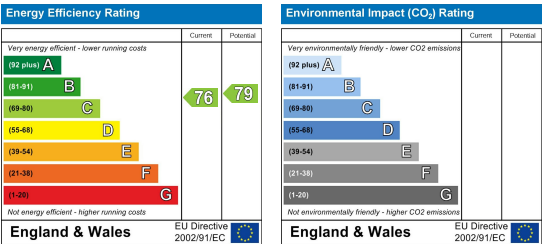
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.