



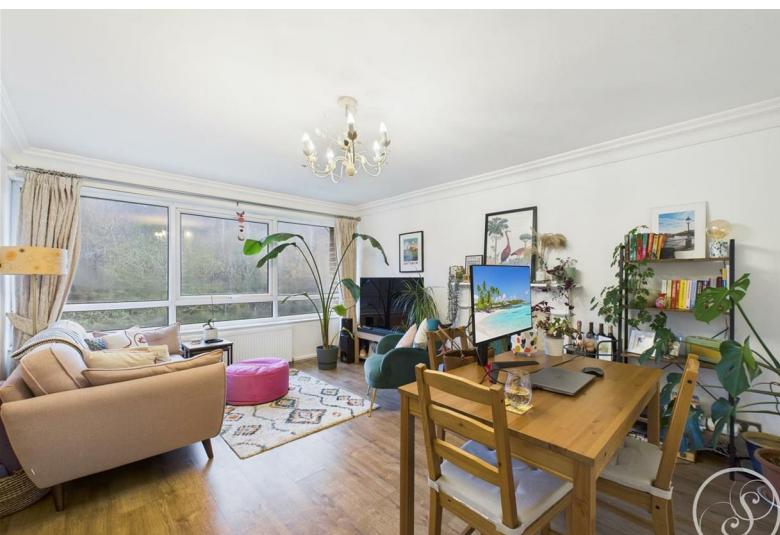
Stoneacre  
Properties



## Gledhow Court

Leeds, LS7 4NL

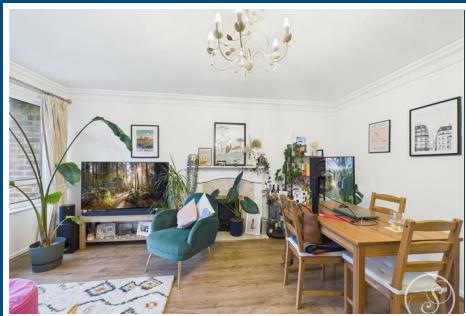
Offers Over £155,000



# Gledhow Court

Leeds, LS7 4NL

Offers Over £155,000



\*\*\* 2 BEDROOM FIRST FLOOR FLAT - VERY WELL PRESENTED \*\*\* FANTASTIC LOCATION \*\*\* IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE \*\*\* CHAIN FREE \*\*\* Stoneacre Properties are delighted to offer for sale this lovely apartment, located within walking distance of Chapel Allerton and a short drive from all local amenities including a 24hr Tesco and Roundhay Park. The property benefits from a residents car park, along with access to fully maintained communal gardens, with accommodation briefly comprising; spacious lounge and separate kitchen with both having woodland views, two bedrooms and the house bathroom. The property is offered in a move in ready condition.

## Entrance

Entering the property you're welcomed into the entrance hallway which offers access via the stairs to the accommodation within the property.

## Lounge

The highlight of this property is without question the bright and spacious lounge area. With wood effect flooring, feature fireplace and large window with pleasant outlook this room is flooded with natural light and offers access to the kitchen.

## Kitchen

Modern kitchen made up of wall and base units with electric cooker, hob and sink, complete with new flooring.

## Bathroom

Modern fully tiled 3-piece bathroom comprising shower over bath, toilet and WC.

## Bedroom One

Great sized double bedroom, with large window, laid to carpet.

## Bedroom Two

Good sized single bedroom/home office, laid to carpet.

## External

The property sits within well maintained grounds, and benefits from resident permit parking.

## Lease

We are advised by the vendor that the property is leasehold with approximately 999 years from 1971 remaining. The current service charge is approximately £360 per month until April 2026, at which point the service charge will return to its usual level of approximately £180 per month. This includes the ground rent. The property will also have benefited from a brand new roof completed Summer 2026, covered by the current service charge. A buyer is advised to obtain verification from their solicitor or legal advisor.



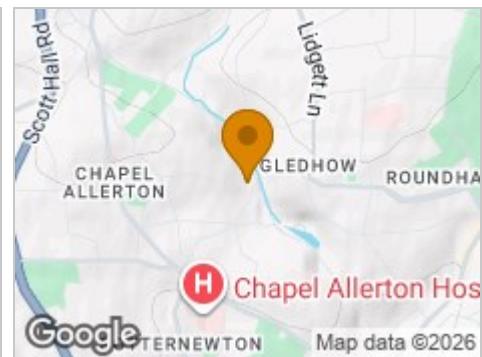
## Road Map



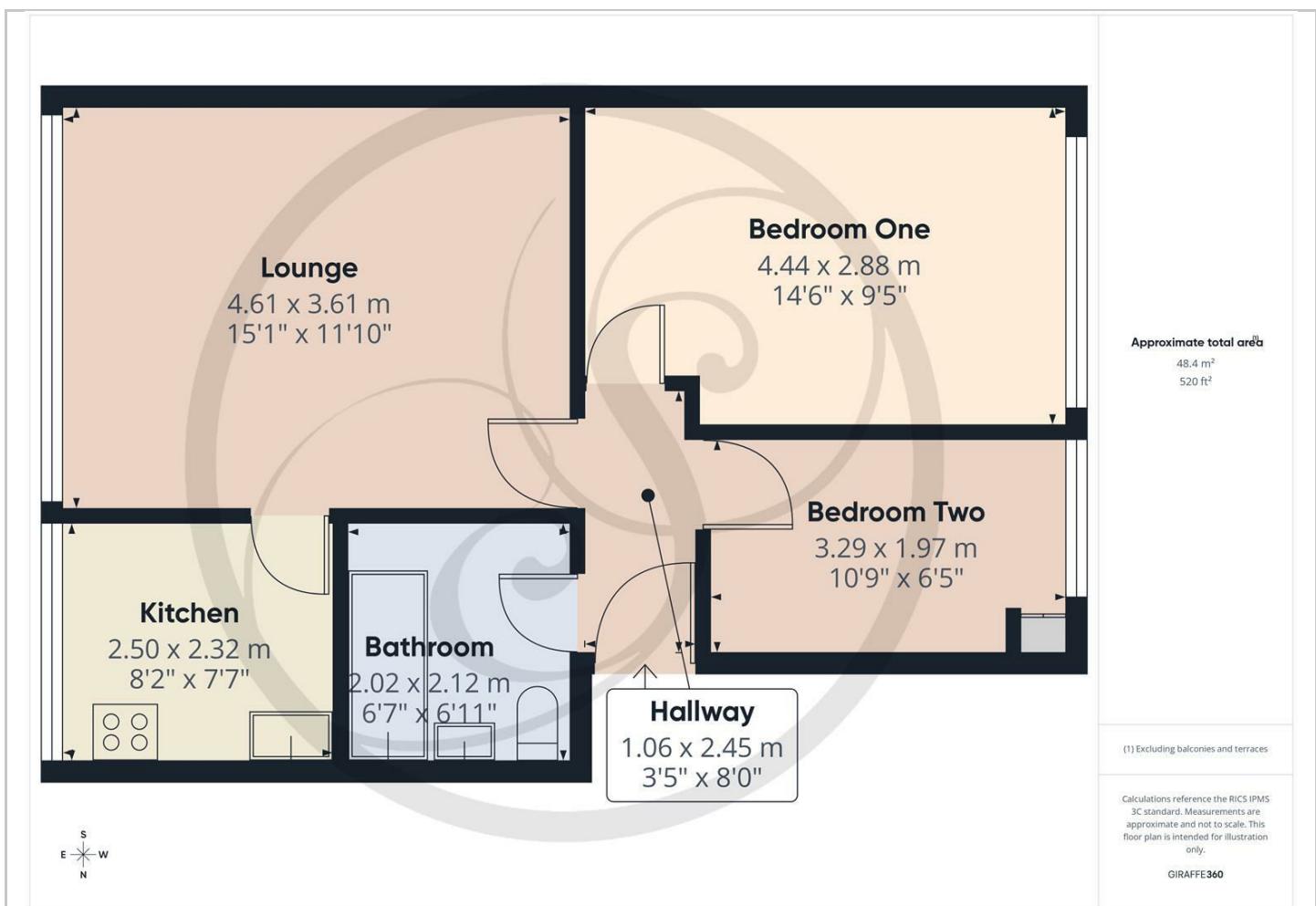
## Hybrid Map



## Terrain Map



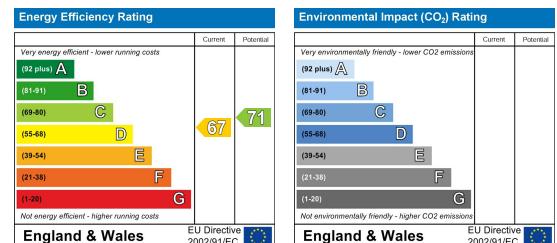
## Floor Plan



## 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.