



Stoneacre  
Properties



## Nicholson Court

Fitzroy Drive Leeds, LS8 4AP

£95,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge, kitchen, bedrooms and bathroom.

## Lounge

Spacious lounge with french doors leading to the kitchen.

## Kitchen

Accessed from the lounge, this good sized fitted kitchen comes with integrated oven and hob with extractor fan.

## Bedroom 1

Good sized double bedroom.

## Bedroom 2

Double bedroom with fitted wardrobes.

## Bathroom

3-piece bathroom with toilet, shower, sink and heated towel rail.

## External

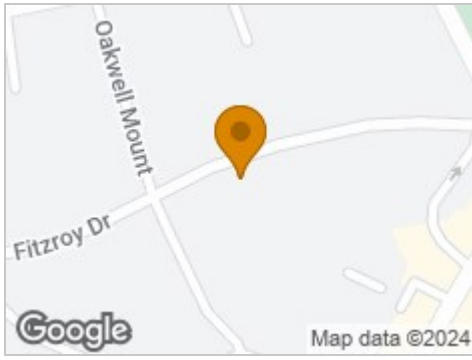
Externally, the property boasts well maintained communal grounds.

## LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 96 years remaining. The current service charge is approximately £4772 per annum and the ground rent is £532 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



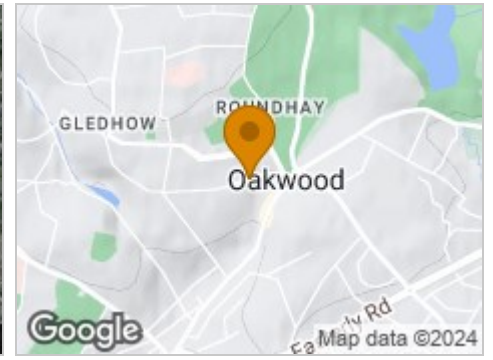
## Road Map



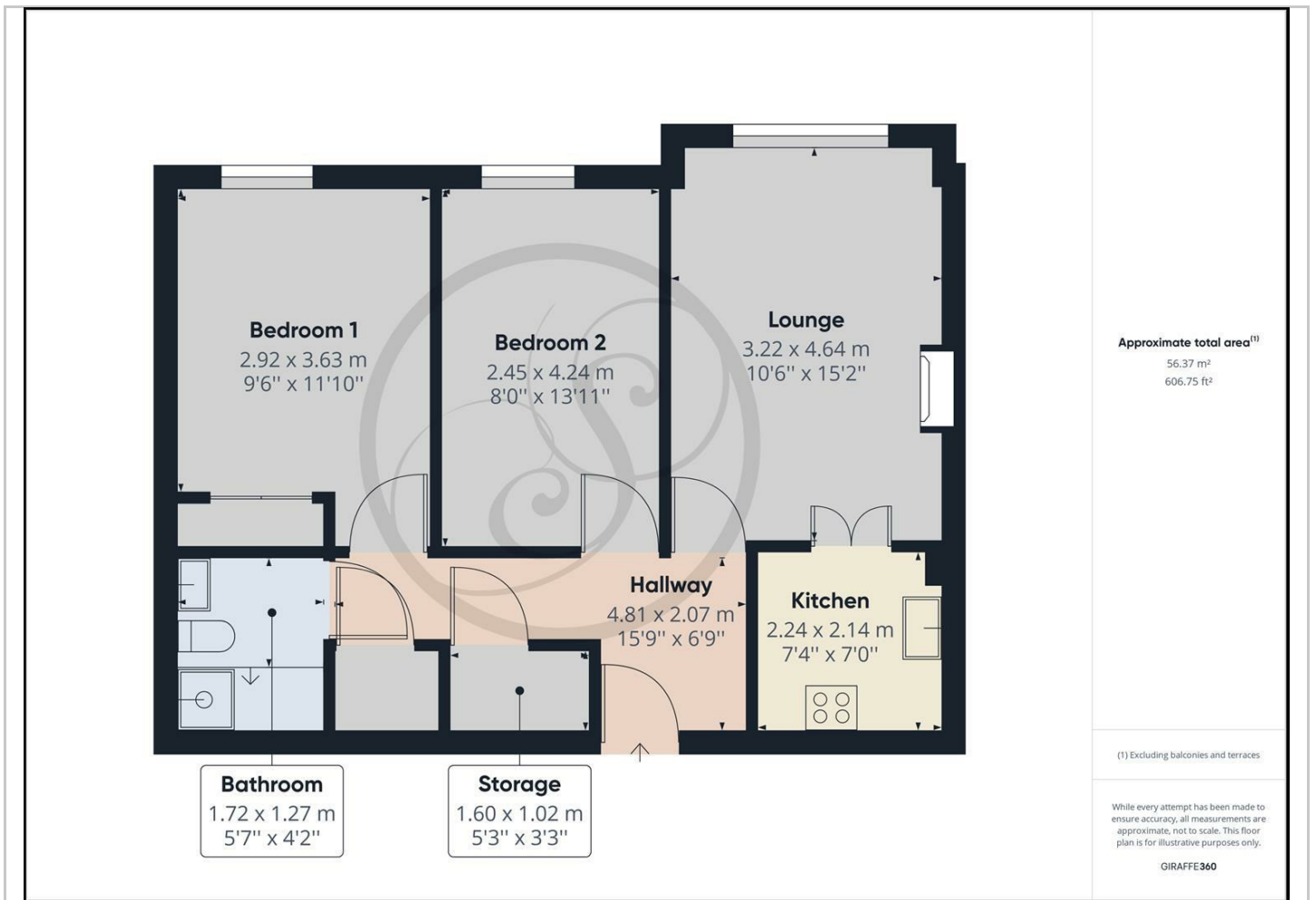
## Hybrid Map



## Terrain Map



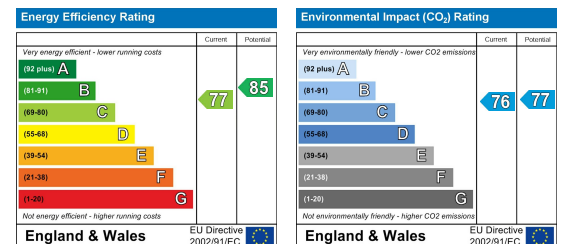
## Floor Plan



## 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.