

Estate &  
Letting Agents

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Greystones Court  
Roundhay, Leeds  
LS8 2HT  
£315,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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# Property Details

- Immaculately Presented 2 Bedroom First Floor Apartment
- Highly Sought After Roundhay Location
- Private Ground Floor Entrance
- Seperate Kitchen
- Beautifully Maintained Grounds
- Two Reception Rooms
- Private Residents Parking
- Ensuite Shower Room
- Situated to the Edge of Roundhay Park
- 95 Years Remaining on the Lease

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## Property Description

Situated off Park Avenue on the border of Roundhay Park, positioned within a quiet crescent set to the rear of beautifully maintained communal grounds within a highly sought after residential development; this immaculately presented, exceptionally stylish, bright and airy two-bedroom apartment benefits from a private ground floor entrance and allocated parking space. The apartment itself is situated to the rear of the main building, within a block of just 4 apartments - each with their own private entrance door. Set to the first floor but accessed via a private front door on the ground floor, the apartment benefits from lovely, elevated views onto tranquil gardens below.

## INTERIOR

The front door opens onto a stone staircase, rising to a carpeted entrance hallway. Directly ahead, to the opposite end of the hallway, is a very generously proportioned and beautifully presented LIVING ROOM. This is a carpeted room which is flooded with natural light, enjoying dual aspect views of the surrounding grounds through an external door opening onto a Juliette balcony to one end, and double-glazed window to the side. Adjacent to the living room is a separate open plan DINING ROOM overlooking the opposite side of the development and providing direct access to the KITCHEN. The kitchen features a selection of wall and base units incorporating an electric oven with electric hob and overhead extractor, composite sink/drainer with swan neck tap, plus designated space for a fridge freezer, washing machine and dishwasher. A Velux style window allows for natural light, whilst a separate internal door provides direct access onto the hallway. Subject to relevant permissions, there is scope to knock through the kitchen and dining room to create an open-plan kitchen/diner as neighbouring properties have done. The BATHROOM is laid out to maximise space available. It has been tastefully decorated and partially tiled, and includes a fitted bath with overhead shower, WC, heated towel radiator and wash hand basin set within a bespoke unit benefitting from storage drawers. Adjacent to the bathroom and accessed via the hallway is a large integral storage cupboard. The MASTER BEDROOM is a beautifully decorated room overlooking the front of the property. This room provides access to a ENSUITE SHOWER ROOM - featuring a shower cubicle with electric shower, heated towel radiator, plus a WC and hand wash basin, both set within a bespoke storage unit. Another nicely presented DOUBLE BEDROOM sits opposite.

## EXTERIOR

The grounds of Greystones Court are beautifully maintained and feel extremely private. There is private residents and visitors parking located throughout the development, which benefits from a 1 way 'IN' 'OUT' system.

## ADDITIONAL INFORMATION

Tenure: Leasehold, 95 years remaining: 125 years from 25 March 1996.

Ground Rent: To be confirmed. Service Charges: £1240 per annum paid quarterly (£310)

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## Gallery



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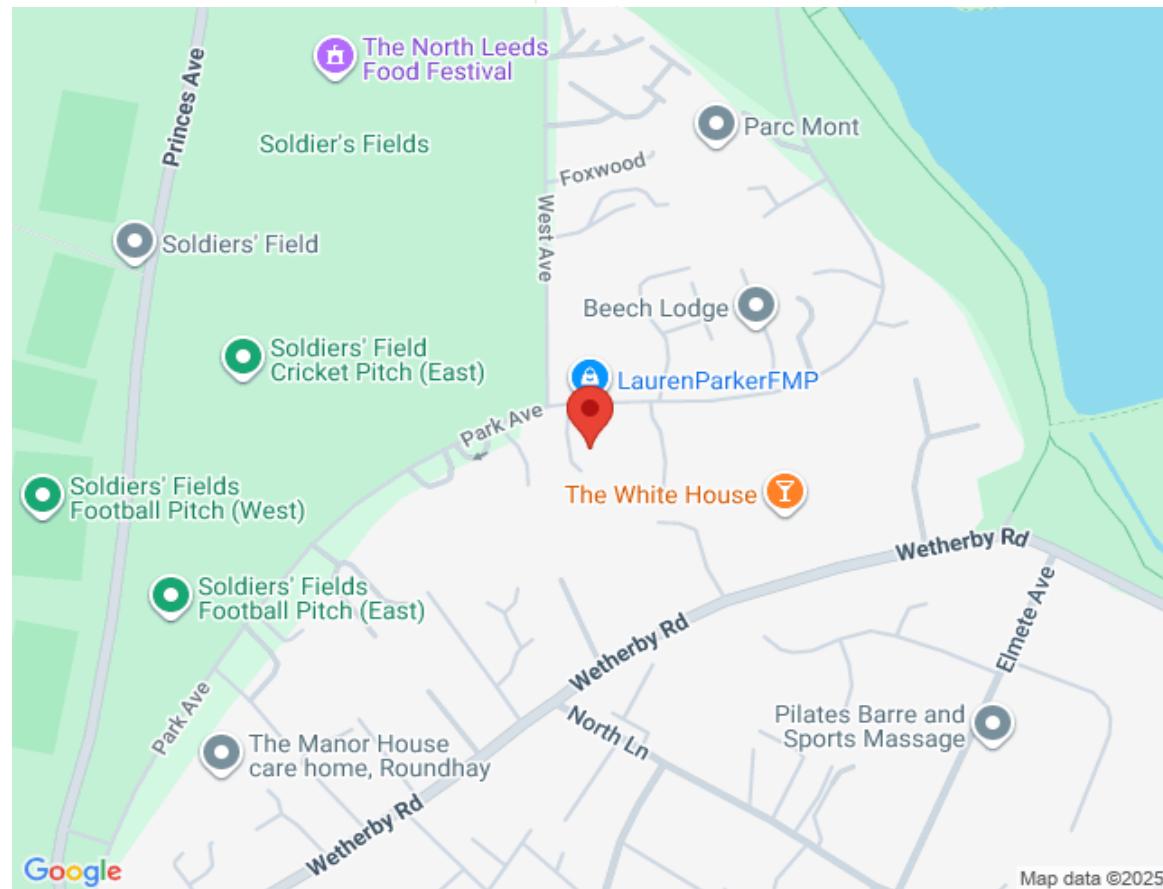
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## Area Description and Map

### Area Description

Roundhay itself is a highly sought after suburb within North east Leeds. Popular among families and professionals, the area is known for its attractive leafy outlook, tree lined roads and a host of trendy amenities situated primarily on Street Lane and Oakwood Parade.

The property is located to the edge of Roundhay Park – famed for its beautiful parkland, lakeside walks, leisure facilities, children's play areas and lakeside cafe. Tropical World is also set close to the grounds, as are a number of highly regarded pubs and eateries.



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## Floor Plan - Total floor area 82.5

### Floor Plan

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and not to scale. This floor plan is intended for illustration only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
Performance  
Rating

D

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