

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lake View Court

Roundhay, Leeds, LS8 2TX

Offers Over £260,000



Council Tax: D



# 20 Lake View Court

Roundhay, Leeds, LS8 2TX

Offers Over £260,000



## ENTRANCE HALL

15'0" - 3'3" (4.57 - 0.99)

Door entry phone.

## CLOAK ROOM

3'0" - 2'6" (0.91 - 0.76)

## LOUNGE KITCHEN DINING ROOM

27'0" (MAX) - 17'0" (MAX) (8.23 (MAX) - 5.18 (MAX))

## KITCHEN AREA

Stainless steel sink inset to the work surface, fan oven, integrated dish washer, integrated washer, integrated fridge freezer, central island with induction hob and extractor hood over, break fast bar and a range of wall and base units.

## LOUNGE DINING AREA

Radiators, multi aspect windows with views over Soldiers Field and Roundhay Park.

## BALCONY

12'2" - 5'0" (3.71 - 1.52)

With magnificent long distance views over Roundhay Park and Waterloo Lake.

## LANDING

8'3" - 3'3" (2.51 - 0.99)

## MASTER BEDROOM

13'9" (MAX) - 12'6" (MAX) (4.19 (MAX) - 3.81 (MAX))

Radiators and dual aspect windows with long distance views.

## BEDROOM TWO

11'6" (MAX) - 11'0" (MAX) (3.51 (MAX) - 3.35 (MAX))

Radiator, built in wardrobes and window with long distance views.

## BATHROOM

11'1" (MAX) - 8'6" (MAX) (3.38 (MAX) - 2.59 (MAX))

Fully tile walls and floor, free standing bath with shower over, wash hand basin, heated towel rail, shower cubicle with rain fall shower over and w/c.

## COMMUNAL GARDENS

Grassed lawns, mature trees, plants, bushes and flower beds. Access to Roundhay Park.

## ALLOCATED PARKING

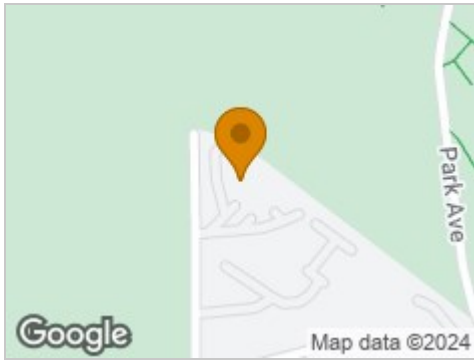
Parking for one vehicle.

**UNEXPECTEDLY REOFFERED TO THE MARKET AND REDUCED FOR QUICK SALE – 72 YEAR LEASE WHICH IS CURRENTLY IN THE PROCESS OF BEING EXTENDED - IMMACULATELY PRESENTED MOVE IN READY PROPERTY – BREATHTAKINGLY BEAUTIFUL VIEWS OVER ROUNDHAY PARK – TWO DOUBLE BEDROOMS – OPEN PLAN KITCHEN LIVING DINING ROOM – FOURTH FLOOR LUXURY APARTMENT – ALLOCTAED PARKING – SOUGHT AFTER GATED APARTMENT BUILDING WITH LIFT TO ALL LEVELS – BALCONY OVERLOOKING ROUNDHAY PARK**

Unexpectedly reoffered to the market at a heavily reduced price, this two bedroom, fourth floor luxury apartment has incredible, long distance views over Roundhay Park. Set in the sought after, gated development Lake View Court, the property is set in the fabulous Roundhay Park with all it has to offer, as well as being local to shops, bars, cafes, restaurants and schools to name just some of the great amenities close by. The lease currently has only 72years, however a lease extension to 999 years is currently pending approval and is imminently due. There are communal gardens, allocated parking and a balcony with Roundhay Park Views, externally. Internally, it briefly comprises; entrance hall, lounge kitchen dining room, landing, two double bedrooms and four piece house bathroom. Energy Rating - C



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



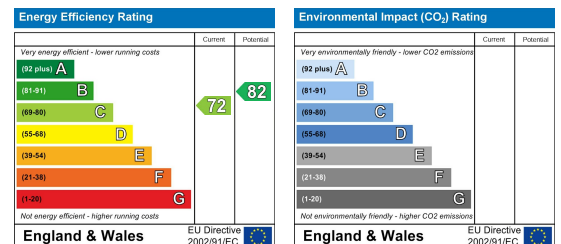
LAKE VIEW COURT, ROUNDHAY, LEEDS, LS8 2TX  
TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.