

HUNTERS[®]

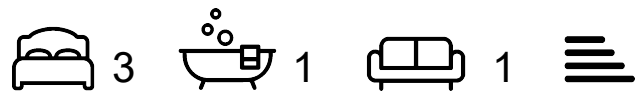
HERE TO GET *you* THERE



Lakeview Court

Roundhay, Leeds, LS8 2TX

Asking Price £385,000



Council Tax: E



21 Lakeview Court

Roundhay, Leeds, LS8 2TX

Asking Price £385,000



Hallway

14'0" (max) - 12'6" (max) (4.27m (max) - 3.81m (max))

Door entry phone.

Airing Cupboard

3'3" (max) - 2'9" (max) (0.99m (max) - 0.84m (max))

Housing hot water tank.

Guest W/C

5'9" (max) - 2'9" (max) (1.75m (max) - 0.84m (max))

Tiled floor, wash hand basin, electric powered sliding door and w/c.

Lounge Kitchen Dining Room

26'9" (max) - 16'9" (max) (8.15m (max) - 5.11m (max))

Kitchen Dining Area

Central island with sink inset, integral washer dryer, integral dish washer, granite work surfaces, under counter fridge, under counter freezer, under floor heating and a range of wall and base units.

Lounge Area

Open plan to the kitchen dining room and sliding doors to the balcony.

Balcony

13'6" (max) - 4'9" (max) (4.11m (max) - 1.45m (max))

With long distance views over the park and lake.

Outdoor Storage

3'9" (max) - 3'9" (max) (1.14m (max) - 1.14m (max))

Master Bedroom

17'0" (max) - 11'0" (max) (5.18m (max) - 3.35m (max))

Double aspect windows and built in wardrobes.

Bedroom Two

12'0" (max) - 11'9" (max) (3.66m (max) - 3.58m (max))

Bedroom Three

11'0" (max) - 9'0" (max) (3.35m (max) - 2.74m (max))

Bathroom

8'6" (max) - 7'9" (max) (2.59m (max) - 2.36m (max))

Fully tiled walls and floor, heated towel rail, bath with shower over, wash hand basin with pedestal under and w/c.

Parking

For two vehicles.

Communal Gardens

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

BREATH TAKINGLY BEAUTIFUL VIEWS OVER ROUNDHAY PARK – THREE DOUBLE BEDROOMS – OPEN PLAN KITCHEN LOUNGE DINING ROOM – FOURTH FLOOR LUXURY APARTMENT – PARKING FOR TWO VEHICLES – SOUGHT AFTER GATED APARTMENT BUILDING WITH LIFT TO ALL LEVELS – BALCONY OVERLOOKING ROUNDHAY PARK - 72 YEAR LEASE WHICH IS CURRENTLY IN THE PROCESS OF BEING EXTENDED TO 900 PLUS – FULL BATHROOM AND SEPARATE GUEST W/C – NO CHAIN

This three 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 72 years, however a lease extension to 999 years is currently pending approval and is imminently due. There are communal gardens, parking for two vehicles and a balcony with Roundhay Park Views, externally. Internally, it briefly comprises; entrance hall, guest w/c, lounge kitchen dining room, three double bedrooms, house bathroom and airing cupboard. Energy Rating - TBC



Road Map



Hybrid Map



Terrain Map



Floor Plan



LAKEVIEW COURT, ROUNDHAY, LEEDS, LS8 2TX

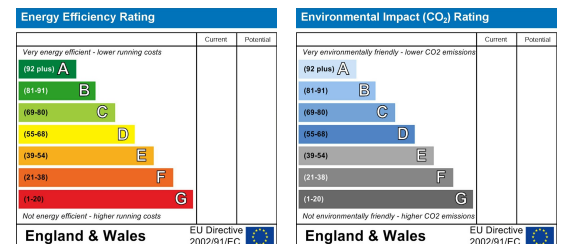
TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.