



HUNTERS[®]

HERE TO GET *you* THERE

Flat 2 Parc Mont, 9 Park Avenue, Roundhay, Leeds, LS8 2WE

Energy Rating: C | Council Tax Band: D

Offers Over £375,000

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IMMACULATELY PRESENTED MOVE IN READY HOME - SUPERB GROUND FLOOR APARTMENT – TWO DOUBLE BEDROOMS – TWO BATHROOMS – IN ROUNDHAY PARK WITH VIEWS OVER WATERLOO LAKE – UTILITY ROOM – CONVERTED FROM BEAUTIFUL PERIOD PROPERTY – SET IN PICTURESQUE COMMUNAL GARDENS – EXCELLENT ORIGINAL FEATURES – ROUNDHAY

Converted from a Parc Mont Hotel, this excellent ground floor two bedroom, two bathroom apartment occupies the Amber Lodge building with its original characterful features, high ceilings and bay windows. Having been renovated to a great standard while maintaining its original features, the apartment is ideal for anyone looking for a move in ready home. Located in the heart of Roundhay, on the approach to Roundhay Park, the property is close to the park with all it has to offer as well as shops, bars, restaurants, cafes and transport links to name just some of the amenities close by. There are communal gardens, allocated parking and visitor parking, externally. Internally, it briefly comprises; entrance hall, hallway, lounge dining room, separate kitchen, ensuite master bedroom, house bathroom, utility room and a further double bedroom. Energy Rating - C

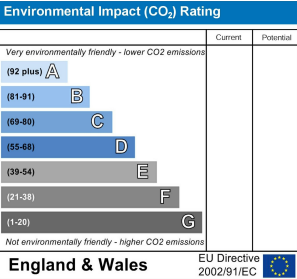
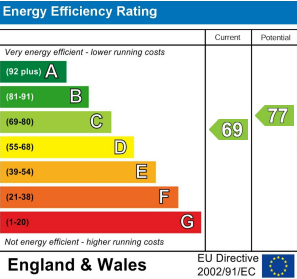
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GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



PARC MONT, 9 PARK AVENUE, ROUNDHAY, LEEDS, LS8 2WE

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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Entrance Hall

7'3" (max) - 3'9" (max)

Door entry phone.

Hallway

29'6" (max) - 5'0" (max)

Radiator.

Lounge Dining Room

21'9" (max) - 14'3" (max)

Radiators, bay window and gas fire with surround.

Kitchen

13'6" (max) - 7'3" (max)

Sink inset to granite work surfaces, dish washer, microwave, fan oven, hob with extractor over, tiled splash back, integrated fridge freezer, radiator and a range of wall and base units.

Master Bedroom

11'6" (max) - 11'6" (max)

Radiator and built in wardrobes.

Ensuite

8'6" (max) - 8'0" (max)

Feature, stone bay window, radiator, shower cubicle with glass enclosure, half tiled walls, tiled floor, wash hand basin and w/c.

Bedroom Two

15'6" (max) - 11'6" (max)

Radiator.

Store Room

4'0" (max) 3'6" (max)

Housing the boiler.

House Bathroom

8'6" (max) - 6'9" (max)

Half tiled walls, tiled floor, panel bath, wash hand basin, heated towel rail and w/c.

Utility Room

10'6" (max) - 3'9" (max)

Radiator, base units and plumbing for a washer and dryer.

Parking

Allocated for one vehicle in undercroft shuttered parking and ample visitor parking.

Communal Gardens

Mature trees, plants, hedges, flower beds, shrubs and grassed lawns.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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. 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.









