



**Sandbed Lawns, Leeds LS15 8LQ**

**welcome to**

## **Sandbed Lawns, Leeds**

At a Guide Price of £140,000 - £150,000 this SECOND FLOOR APARTMENT is for sale with NO CHAIN and is READY to move in to! Offering TWO GOOD SIZE bedrooms, this COSY APARTMENT is exclusively for the OVER 55s and has COMMUNAL SOCIAL SPACE, plus PRIVATE RESIDENTS PARKING!



## **Entrance Hall**

Having the entrance door leading from the communal hallway, a storage cupboard, and an electric heater.

## **Communal Areas**

Communal facilities to the building include a drying / laundry room and a communal lounge.

## **Shower Room**

Featuring a shower cubicle, tiling to all visible areas, a wash hand basin and a w.c. Also includes a heated towel rail and ceiling spotlights.

## **Bedroom One**

Featuring a double glazed window to the front with a window seat, fitted wardrobe and an electric heater.

## **Bedroom Two**

With a double glazed window to the front aspect, wardrobe, and an electric heater.

## **Lounge / Diner**

Having a double glazed window to the side aspect, a feature fire place with an electric fire, surround, and hearth. Electric heater.

## **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an electric oven with an induction hob, tiling to the splash area, and an extractor unit over. Also includes a built in fridge and built in freezer, plus a washing machine.



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## Sandbed Lawns, Leeds

- Guide Price £140,000 - £150,000
- Second Floor Apartment
- For Sale With No Chain
- Two Bedrooms
- Over 55s Residence

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 164.65

guide price

**£140,000 - £150,000**



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This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
CGT111468 - 0002

 william h brown



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