



Rosewood Court Park Avenue, Roundhay LEEDS LS8 2BL

welcome to

Rosewood Court Park Avenue, Roundhay LEEDS

NO CHAIN- A rare, predominantly south-facing, well-proportioned ground floor retirement apartment with patio, scenic garden views and direct access. Beautifully presented, offering an affordable & highly desirable outdoor lifestyle not readily available in typical retirement apartments in Roundhay.



Rosewood Court, Park Avenue Hallway

Welcoming entrance hall with generous storage and hanging space, housing the security alarm system and a modern energy-efficient hot water system. Carpeted throughout.

Lounge/ Diner

A bright and airy living space ideal for relaxing and entertaining, with pleasant garden views and patio doors opening directly onto the patio and communal gardens, creating a seamless indoor-outdoor living experience. Carpeted throughout with electric heating.

Bedroom One

A spacious and well-proportioned double bedroom with fitted mirrored wardrobes and pleasant garden views. Carpeted throughout with electric heating.

Kitchen

A well-appointed modern kitchen with pleasant garden views, quality fitted units and integrated appliances, including Neff hob and oven, and Bosch fridge and freezer, designed for convenience and efficiency. Vinyl flooring and electric heater.

Shower Room

A contemporary fully tiled walk-in shower room with high-quality fittings, including vanity unit, mirrored cabinet, LED mirror, shaver point, extractor fan, vinyl flooring and electric heater.

Communal Areas

An attractively maintained and well-managed development featuring a residents' lounge, guest suite, laundry and drying facilities, landscaped gardens and resident parking-supporting a safe, secure and low-maintenance lifestyle.

Location

Quietly positioned on Park Avenue in the highly sought-after Roundhay Park/Oakwood area, the apartment benefits from excellent transport links and local amenities including shops, cafés, medical

facilities and supermarkets. The property is within easy reach of scenic lakes, parkland walks, woodland trails and leisure facilities, contributing to a relaxed, practical and highly desirable retirement lifestyle.



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Rosewood Court Park Avenue, Roundhay LEEDS

- RARE GROUND FLOOR APARTMENT WITH PATIO & DIRECT GARDEN ACCESS
- PREDOMINANTLY SOUTH-FACING WITH SCENIC GARDEN VIEWS
- SPACIOUS LOUNGE/ DINER & DOUBLE BEDROOM
- MODERN BOILER, KITCHEN & BATHROOM WITH QUALITY APPLIANCES & FIXTURES
- HOUSE MANAGER, 24-HOUR EMERGENCY CALL SYSTEM & ALARM MONITORING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3530.42

Ground Rent: 385.00

This is a Leasehold property with details as follows: Term of Lease 125 years from 01 Dec 2003



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109655 - 0003

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