KATH | WELLS

ESTATE AGENTS & VALUERS

37 Winker Green Lodge, Eyres Mill Side Leeds

2 Bedroom Apartment
£105,000

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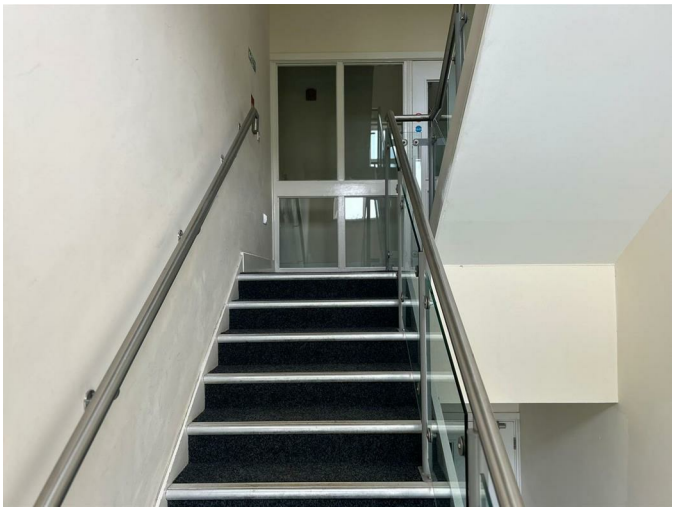
37 Winker Green Lodge, Eyres Mill Side, Armley, Leeds, West Yorkshire, LS12 3DH

Communal Entrance:



Stairs rising to the upper floors, intercom access

Entrance Hallway:

Access to the accommodation

Open Plan Living Room / Dining Area / Fitted Kitch

A good sized open plan living area with a lounge, dining area and fitted kitchen, double glazed windows, ample space for living room and dining room furniture, a modern fitted range of wall, drawer & base units, work surfaces, integral kitchen appliances (built under electric oven / grill, electric hob, extractor hood) space for a fridge / freezer, plumbing for an automatic washing machine, inset sink and drainer

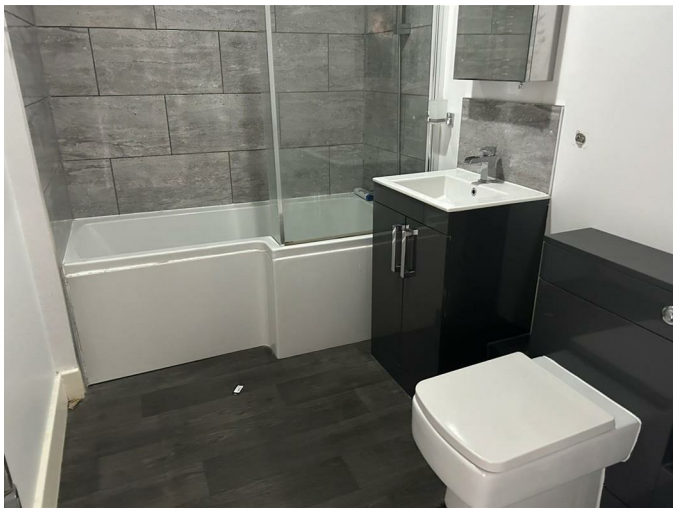
Bedroom One:

Double glazed window

Bedroom Two:

Double glazed window

Bathroom / WC:



A modern white suite comprising of a panelled shower bath with a glazed side screen and a shower above, wash basin set into a vanity unit, low flush WC

TO THE OUTSIDE:

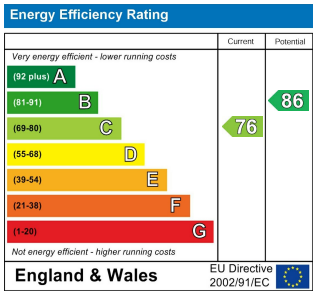
Communal Gardens:
The property is surrounded by maintained communal gardens in which the original Mill Pond can be found

Allocated & Visitor Parking:
Gated access leads to both allocated and visitor parking spaces

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/1134-9827-9300-0742-5296

EPC Rating & Council Tax Band:
EPC Rating: C / Council Tax Band: B

Lease Information:
We understand from our Vendor that the Annual Ground Rent is £175.00, the Monthly Service Charge is £143.56, and the Lease Expire in 2116 (this information should be checked / confirmed by your legal representative prior to purchase)



Floor Plan

Kitchen/
Living Room
(4.1m x 5.9m)
Bedroom 2
(3.8m x 2.9m)
Hall
Bedroom 1
(2.8m x 4.1m)