



**Flat 5, 433a Meanwood Road, Meanwood, Leeds, LS7 2SW**

**Chain Free £105,000**

NO CHAIN - A conveniently located first-floor one-bedroom apartment just minutes from Leeds City Centre and close to Meanwood and Headingley. It features high energy efficiency, electric heating (no gas supply), and UPVC double glazing. The accommodation includes a communal entrance with a security phone, stairs to the upper floors, and a private entrance at No 5 on the first floor. Inside, there's a private hallway with a water immersion store cupboard, a lounge opening into a fitted kitchen, a double bedroom, and a white bathroom suite. Outside, there's an allocated parking bay near visitor parking and well-maintained communal grounds. A shared lockable store, ideal for cycle storage, is also available. EPC rating: B.



## GROUND FLOOR

Communal entrance with security entryphone leading into:

### Communal Foyer

Stairs to upper floors.

## FIRST FLOOR

Private door to apartment No 5:

## HALLWAY

### LOUNGE

6'6" x 10'2" (2.0m x 3.1m)



### LOUNGE



## KITCHEN

7'2" x 5'6" (2.2m x 1.7m)



## BEDROOM

9'6" x 9'6" (2.9m x 2.9m)



## BATHROOM

6'2" x 5'6" (1.9m x 1.7m)



## OUTSIDE

Allocated parking bay, visitor parking, maintained grounds.



## TENURE

### LEASEHOLD

Term: 125 years from 24 June 1999 (appx 98years remaining)

Service charge: £269.53 per quarter

Ground rent: £133.88 per year

## COUNCIL TAX

Band A

## HOW TO GET THERE

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES AND FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## ALAN COOKE ESTATE AGENTS LTD

Incorporated in England: 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)

