



St. Edmunds Court, Leeds LS8 1EZ



welcome to

St. Edmunds Court, Leeds

This charming one-bedroom ground-floor retirement apartment, offers spacious double bedroom, a bright lounge, modern kitchen a secure living space just off Street Lane, in a sought-after location. Schedule your viewing today and see why so many choose St. Edmunds Court as their forever home.



Lounge

14' x 12' 2" (4.27m x 3.71m)

The living space is bright and welcoming, providing the ideal setting for relaxing or entertaining guests. With carpets throughout, this apartment exudes warmth and coziness. With a Patio door to the front, this makes for an ideal home to enjoy in the summer months. The room also benefits from a storage heater.

Kitchen

8' 7" x 7' 7" (2.62m x 2.31m)

Cook with ease in the thoughtfully designed kitchen, complete with ample storage and contemporary appliances to meet your needs. Featuring an Electric Hob and Electric Oven, safety floor, and double glazed window to the side.

Bedroom One

8' 8" x 17' 7" (2.64m x 5.36m)

The well-sized bedroom offers a peaceful retreat with plenty of space for your personal touches. Plenty of light floods the room with two double glazed windows to the front of the property.

Wet Room

Wet room featuring towel radiator, shower, handwash basin and WC.

External

Step outside and enjoy beautifully maintained gardens. Whether it's a morning coffee on a sunny day or a stroll to admire the flowers, this tranquil space is perfect for outdoor relaxation. For added convenience, it offers ample on-site parking for you and your visitors.



view this property online williamhbrown.co.uk/Property/OAK108921



welcome to

St. Edmunds Court, Leeds

- Retirement Apartment
- One Double Bedroom
- Popular Location
- Close to Local Amenities
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£75,000



view this property online williamhbrown.co.uk/Property/OAK108921



Property Ref:
OAK108921 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk