



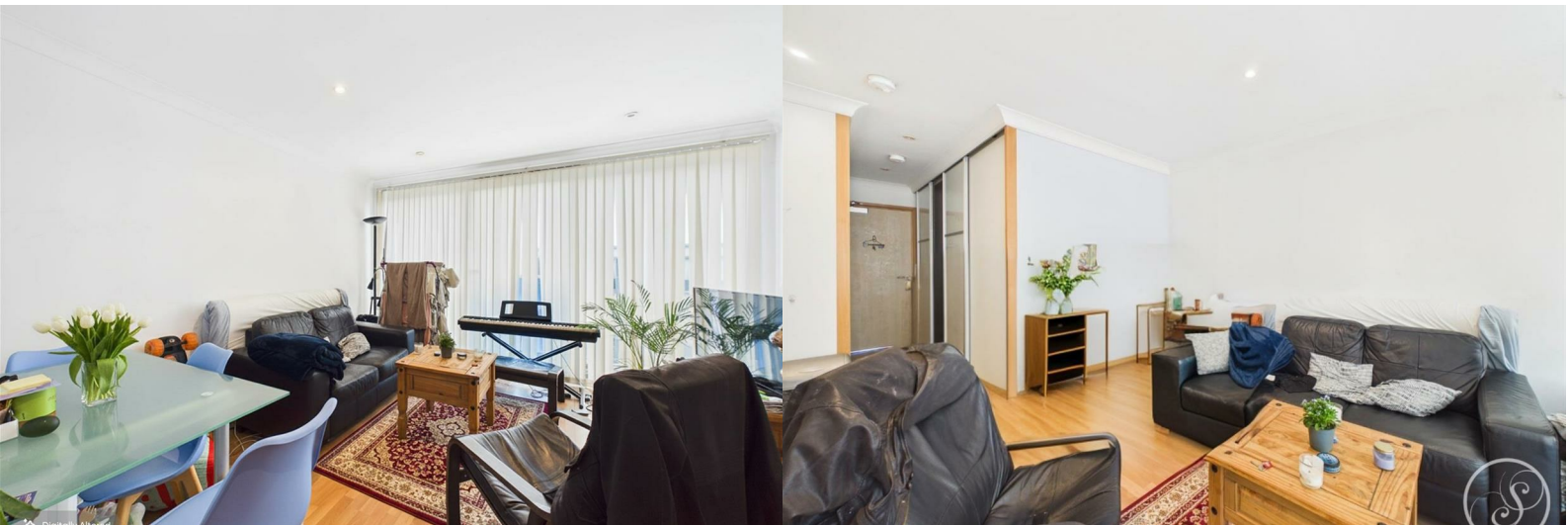
Stoneacre
Properties



Leylands Road

Leeds, LS2 7JT

£55,000



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***** CASH BUYERS ONLY *** ONE BEDROOM STUDIO APARTMENT WITH COMMUNAL ROOF GARDEN ****** Stoneacre Properties are pleased to be able to offer for sale this one bedroom apartment located on the 4th floor of this attractive purpose built development of flats close to Leeds City Centre and therefore within reach of all shopping and transport amenities on offer there. The apartment would make an ideal ready made rental investment. Featuring a spacious reception room with kitchenette, double bedroom, shower room and access to the communal roof garden.

Communal entrance

Secure entry system with lift leading up to the fourth floor.

Lounge/Kitchenette

Good sized lounge featuring large windows which flood the room with natural light and functional kitchenette.

Bedroom

Wood strip laminate flooring, built in open wardrobe. Accommodates double bed.

Bathroom

Shower room comprising W.C, wash hand basin and shower cubicle.

Location

Ideally situated just minutes' walk from a wide range of local amenities, excellent public transport links, both Leeds Beckett and Leeds universities, and the extensive shopping options available in the city centre.

Lease

We are advised by the vendor that the property is leasehold with approximately 125 years remaining from 2011. The current service charge is approximately £627 paid every 6 months and ground rent is £250pa. A buyer is advised to obtain verification from their solicitor or legal advisor.



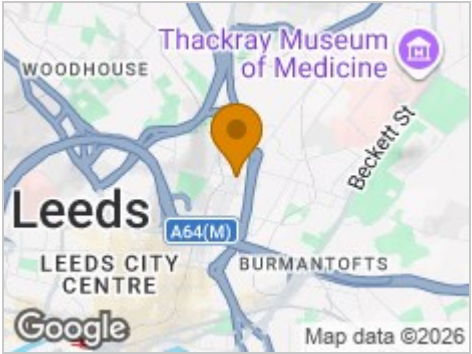
Road Map



Hybrid Map



Terrain Map



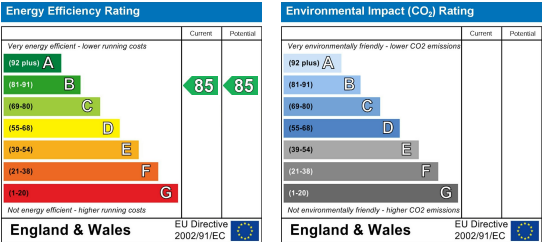
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.