



36 Stoneleigh Court, Alwoodley, Leeds, LS17 8FN

£279,950

With stunning open plan reception room, high ceilings throughout, this is a wonderful two double bedroom penthouse apartment located in this exclusive secure gated development built by David Wilson Homes. Long lease of 970+ years remaining. Ideal for young professionals and investors. Fully uPVC double glazed, gas central heating system, EPC rating C. Accommodation includes security entry and stairs to the second floor. Private access to apartment leading to the hallway with cloaks, stunning open plan lounge/dining room with prominent Juliet balcony overlooking the quadrangle and beyond, fitted breakfast kitchen complete with full range of integrated appliances, master bedroom suite with built in wardrobes and en-suite shower room, recently installed bathroom and en-suite. Remote controlled security gates and designated parking.

GROUND FLOOR

Secure communal entry door with security voice entry into

COMMUNAL HALLWAY

Stairs to the upper floors

SECOND FLOOR

Private entrance to apartment No 36

HALLWAY



Spacious cloaks cupboard, central heating radiator, ceiling hatch access to the loft

HALLWAY



OPEN PLAN LOUNGE/DINING

20'8" x 20'8" max (6.3 x 6.3 max)



Superb open plan reception room with high ceilings and newly installed inset ceiling lighting. Zones include

OPEN PLAN LOUNGE/DINING



uPVC double glazed window to the front, central heating radiator

OPEN PLAN LOUNGE/DINING



OPEN PLAN LOUNGE/DINING



BEDROOM

11'9" x 11'9" max (3.6 x 3.6 max)



uPVC double glazed window, built in wardrobes, central heating radiator

OPEN PLAN LOUNGE/DINING



EN-SUITE SHOWER ROOM



Newly installed suite of walk-in shower cubicle, low WC, pedestal wash basin, heated towel rail, ceramic tiled walls

FITTED BREAKFAST KITCHEN

11'9" x 7'2" (3.6 x 2.2)



BEDROOM 2

11'5" x 8'10" (3.5 x 2.7)



uPVC double glazed window, central heating radiator, built in wardrobes

MASTER BEDROOM SUITE

Comprising



BATHROOM



Newly installed suite of panelled bath with wall shower, low WC, vanity wash basin, ceramic tiled walls

OUTSIDE



Allocated parking bay adjacent to the communal entrance. Secure gated entrance to parking courtyard. Maintained grounds

TENURE

Leasehold - Approx 976 years remaining
Service charge - currently £2088 per annum (includes buildings insurance)
Ground rent - currently £300 per annum, reviewed every 21 years (next review 2044)

COUNCIL TAX

Band C

HOW TO GET THERE



From Harrogate Road turn into Shadwell Lane, cross over the Ring Road, continue along and then turn right onto Stoneleigh Avenue where Stoneleigh Court is found on the right hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

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 & 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Second Floor

Approx. 90.4 sq. metres (972.8 sq. feet)

