

Aragon Court, 252 Stainbeck Lane, Leeds

£154,995

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

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PRICED TO SELL - LARGE 1ST FLOOR APARTMENT - TWO BEDROOMS - TWO BATHROOMS - CONTEMPORARY DECOR - OPEN PLAN LIVING - DESIGNATED PARKING - NO ONWARD CHAIN

This two bedroom, two bathroom apartment is a fantastic first time buy for any professional wishing to live within walking distance of both Meanwood and Chapel Allerton. Located on the first floor the property enjoys a large open plan design. Briefly comprising: Security Entryphone, entrance hall, house bathroom with shower, spacious master bedroom with wardrobes and en-suite shower room, second bedroom, the living room/dining area is open plan and ideal for entertaining as it is generously proportioned. Contemporary fitted kitchen with white goods. The living room has French patio doors leading onto a Juliet balcony. Designated parking and communal grounds

COUNCIL TAX BAND
Band C

EPC
The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING
C

FIXTURES AND FITTINGS
NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

TENURE
Leasehold

LEASEHOLD
Years Remaining: 105 years
Annual Service Charge: £2148.72
Annual Ground Rent: £200.00

MEASUREMENTS
MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE
PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

https://checker.ofcom.org.uk/

PARKING
The parking at the property is 1 Allocated Space in off road private car park with additional visitor parking on a first come first served basis.

PROPERTY CONSTRUCTION
The property is Standard Construction

SEWERAGE
THE PROPERTY IS MAINS CONNECTED

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NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

753 sq.ft. (70.0 sq.m.) approx.





