



**5 Caraway Court, Woodlea Avenue, Meanwood, Leeds, LS6 4RY**

**Chain Free £190,000**

NO CHAIN - In a superb location popular with young professionals and families, a two bedroom, two bathroom ground floor flat is available to purchase. Fully UPVC double glazed and electric central heating system. Accommodation includes communal entrance with security entryphone system, ground floor access to apartment No 5. Hallway with utility cupboard, open plan lounge and fitted kitchen with integrated appliances and double door access onto maintained gardens, two double bedrooms - main bedroom with ensuite shower room, bathroom. Allocated and visitor parking bays, maintained grounds.

The apartment complex is located within the 'Woodleas', offering excellent travel links to Leeds city centre and onto the Ring Road, and is close to Meanwood Park, David Lloyd leisure centre and easy access to Waitrose & Sainburys supermarkets. EPC rating - D.

## GROUND FLOOR

Entrance door with security entryphone into:

## COMMUNAL FOYER

Private door to apartment No 5

## HALLWAY



Utility cupboard with electric central heating system.

## OPEN LOUNGE/KITCHEN

Comprising:

### LOUNGE AREA

14'9" x 11'5" (4.5m x 3.5m)



With uPVC double glazed double doors opening out to maintained grounds, central heating radiator, uPVC double glazed window to side.

## LOUNGE AREA



## KITCHEN AREA

10'2" x 6'2" (3.1m x 1.9m)



Range of fitted units with corresponding worktops. Integrated appliances include fridge & freezer, oven, hob and extractor, dishwasher and washing machine. uPVC double glazed window to side

## KITCHEN AREA



## BEDROOM 1

15'5" x 9'10" max (4.7m x 3m max)



uPVC double glazed window, central heating radiator

## BEDROOM 2

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



uPVC double glazed window, central heating radiator

## BEDROOM 1



## ENSUITE SHOWER ROOM

8'2" x 4'7" (2.5m x 1.4m)



Walk-in shower cubicle, low wc, pedestal washbasin, central heating radiator

## BATHROOM

11'5" x 7'2" (3.5m x 2.2m)



Panel bath, low wc, pedestal washbasin, central heating radiator

## OUTSIDE

Allocated parking bay and shared visitor parking.

## TENURE

Term: 900+ years  
Ground Rent: £125pa  
Service Charge: £1,600

## COUNCIL TAX

BAND B

## HOW TO GET THERE

From Tongue Lane, turn into Woodlea Approach, cross straight over the roundabout and turn right onto Woodlea Gardens, left onto Woodlea Drive, right onto Woodlea Green and right onto Woodlea Lane where Caraway Court is accessible on Woodlea Avenue just after a mini roundabout.

## 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

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	68
(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	



## Ground Floor

Approx. 65.3 sq. metres (702.8 sq. feet)

