www.alancooke.co.uk

Flat 5, 433a Meanwood Road, Meanwood, Leeds, LS7 2SW

Chain Free £105,000

NO CHAIN - A conveniently located first-floor one-bedroom apartment just minutes from Leeds City Centre and close to Meanwood and Headingley. It features high energy efficiency, electric heating (no gas supply), and UPVC double glazing. The accommodation includes a communal entrance with a security phone, stairs to the upper floors, and a private entrance at No 5 on the first floor. Inside, there's a private hallway with a water immersion store cupboard, a lounge opening into a fitted kitchen, a double bedroom, and a bathroom that could benefit from some updates. Outside, there's an allocated parking bay near visitor parking and well-maintained communal grounds. A shared lockable store, ideal for cycle storage, is also available. EPC rating: B.

enquiries@alancooke.co.uk 0113 2888 666

GROUND FLOOR
Communal entrance with security entryphone leading into:

Communal Foyer
Stairs to upper floors.

FIRST FLOOR
Private door to apartment No 5:

HALLWAY

LOUNGE
6'6" x 10'2" (2.0m x 3.1m)

KITCHEN
7'2" x 5'6" (2.2m x 1.7m)

BEDROOM
9'6" x 9'6" (2.9m x 2.9m)

BATHROOM
6'2" x 5'6" (1.9m x 1.7m)

OUTSIDE

TENURE
LEASEHOLD
Term: 125 years from 24 June 1999 (appx 98years remaining)
Service charge: £269.53 per quarter
Ground rent: £133.88 per year

COUNCIL TAX
Band A

HOW TO GET THERE

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 AND FITTINGS

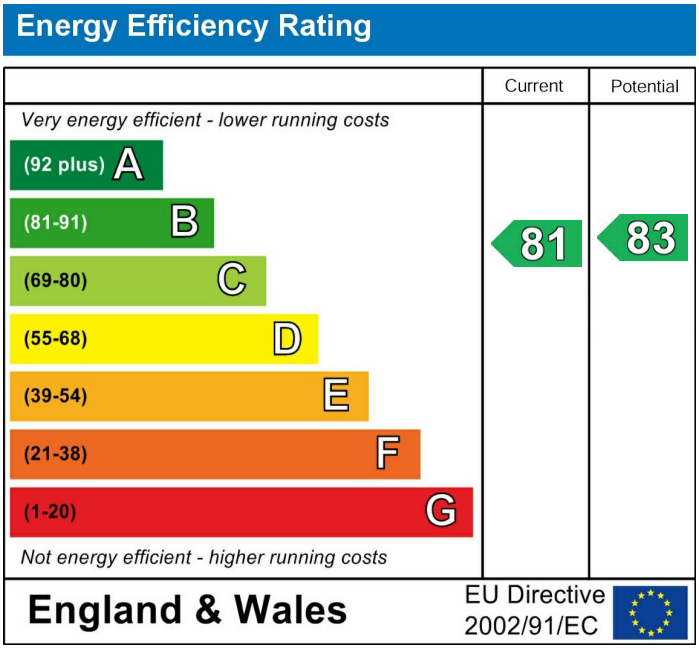
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

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.

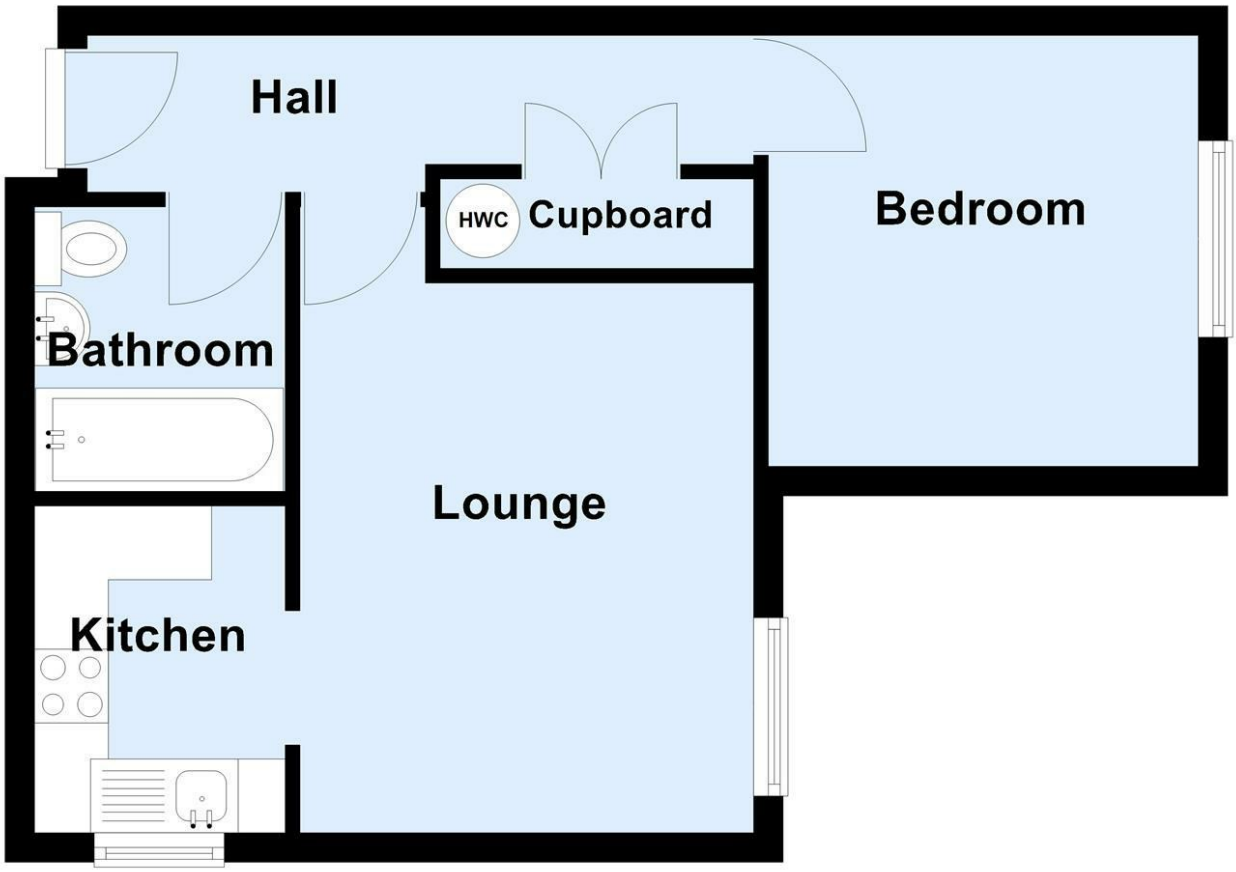
FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

ALAN COOKE ESTATE AGENTS LTD
Incorporated in England: 6539351



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



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