



Stoneacre  
Properties



## Chapel Place

2 Well Lane Chapel Allerton Leeds, LS7 4PQ

£190,000



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## Environs

The development is a few minutes walk from the centre of the vibrant Chapel Allerton, which offers extensive local amenities including a range of cosmopolitan restaurants and café bars, supermarkets, and various other specialist shops. Further shopping amenities are available at Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. Leisure facilities, including a swimming pool are available at Scott Hall Sports Centre, with additional amenities at Chapel Allerton Tennis and Squash Club. Regular transport services available on Harrogate Road and Scott Hall Road afford easy access to the city centre and surrounding areas. The Leeds outer Ring Road provides access to the business centres of Bradford, Harrogate, York and Wetherby.

## Communal Entrance

Security entrance with coded access, secure postboxes, meter cupboard, stair access to all floors.

## Entrance Hall

Entrance hallway with high specification video entry system, radiator, utility cupboard with boiler and space for washing machine.

## Living Kitchen

Open plan living space offers ample space for seating which is open to the modern kitchen. The kitchen comprises integrated fridge/freezer, dishwasher, electric hob, electric oven and plenty of storage space. French doors lead out to the private courtyard.

## Bedroom

Spacious double bedroom is laid to carpet with built-in wardrobes.

## Bathroom

Part tiled bathroom with shower over bath, toilet and sink.

## Private Courtyard

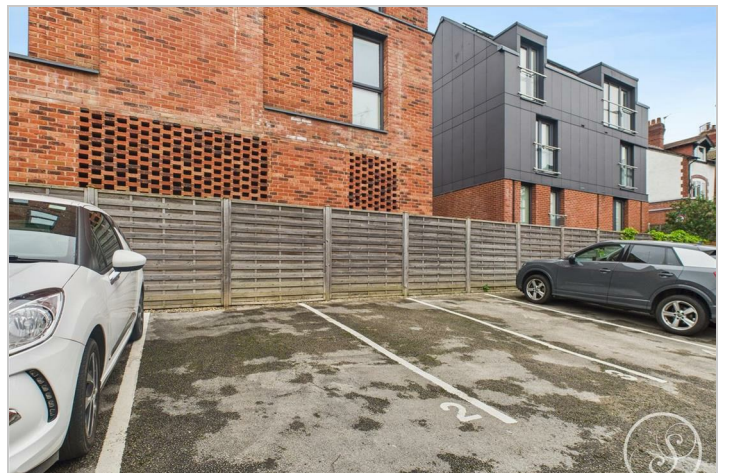
A rare find for a flat in central Chapel Allerton, this paved and secure courtyard garden offers the owner a private space to enjoy the outdoors and is accessed via French doors from the living room.

## Parking

The apartment comes with an allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with 242 years remaining. The current service charge is £1200 per annum and ground rent is currently £300 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



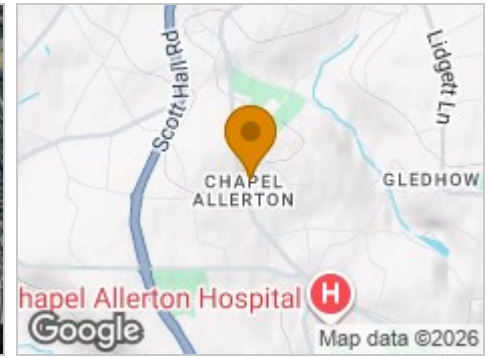
## Road Map



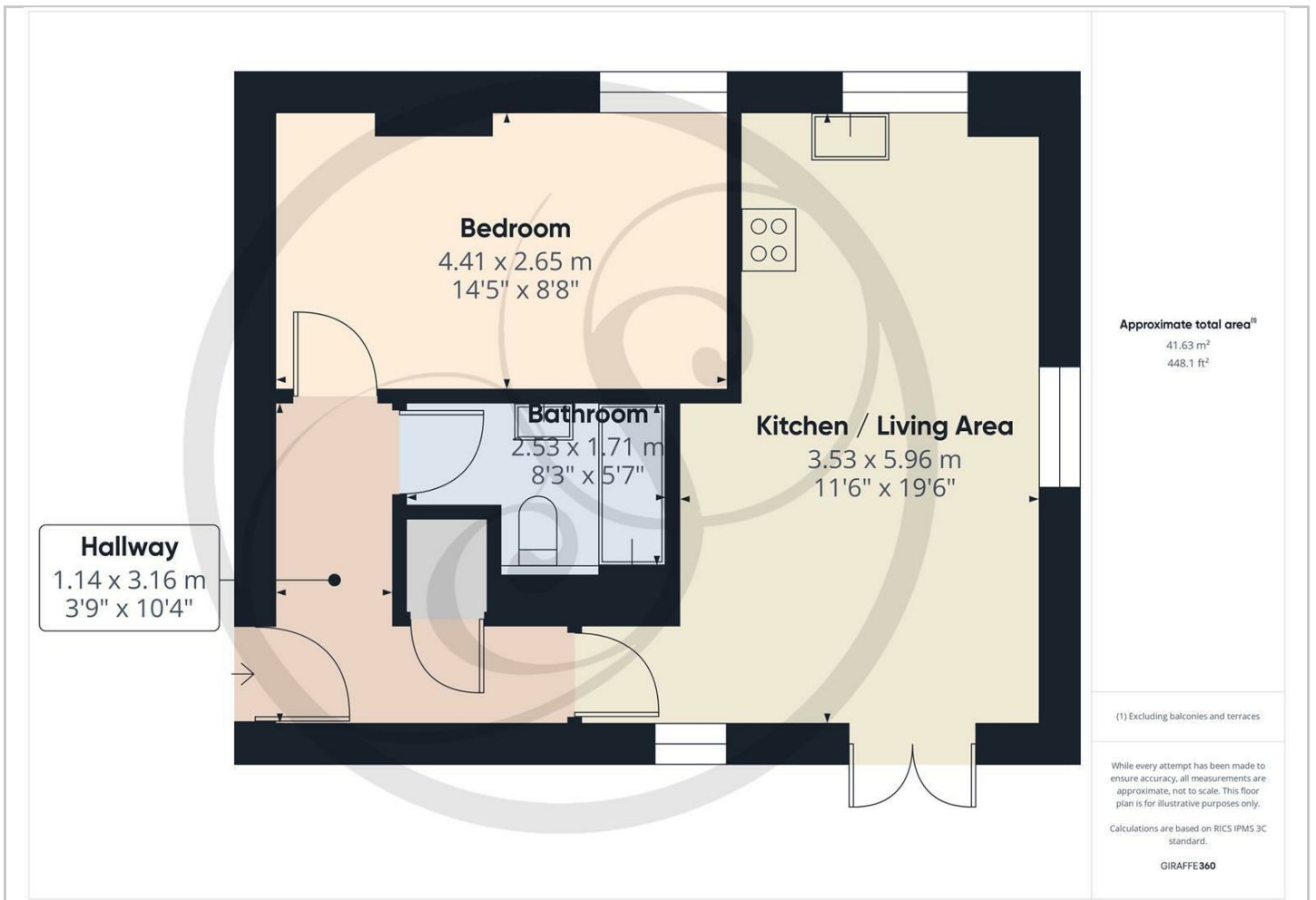
## Hybrid Map



## Terrain Map



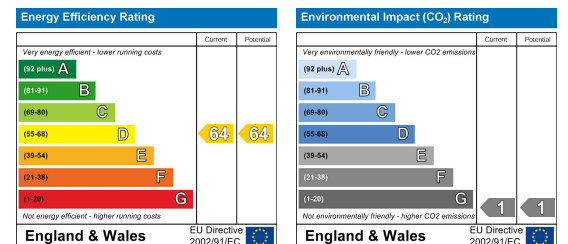
## Floor Plan



## 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.