



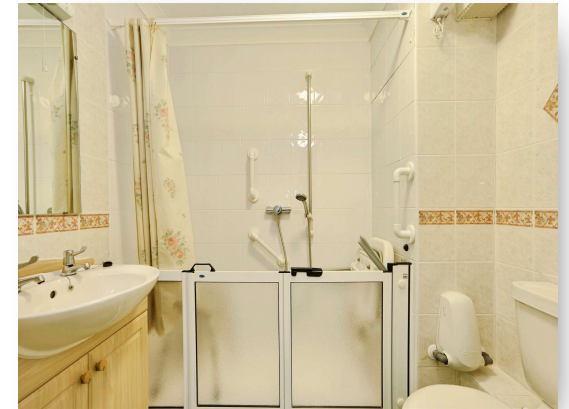
St. Edmunds Court, LEEDS LS8 1EZ



welcome to

St. Edmunds Court, LEEDS

This two bedroom retirement apartment offers a secure living space just off Street Lane. Offered with NO ONWARD CHAIN and ready to move into accommodation. Attractive, well maintained communal gardens, possible on site parking and plenty of on street parking in front of the building available.



St. Edmunds Court

Ground Floor

Communal access with communal sitting areas and laundry facilities. Access to upper floor apartments via a lift and stairs.

Entrance Hall

Door opening into the apartment with storage heater and coving, useful storage cupboard.

Lounge

23' 2" x 10' 5" (7.06m x 3.17m)

A generously sized lounge featuring neutral decor, an elegant electric fireplace with a stylish surround, a wall-mounted storage heater, and double doors opening onto a charming Juliette balcony with lovely views over the gardens.

Kitchen

8' 4" x 7' 7" (2.54m x 2.31m)

The fitted kitchen offers a selection of wall and base units, complemented by a stainless steel sink and tiled splashbacks. It includes an under counter fridge and freezer, a built-in oven, and an electric hob. A rear-facing window provides natural light.

Bedroom One

15' 7" into wardrobe x 9' 3" (4.75m into wardrobe x 2.82m)

A spacious double bedroom with neutral decor, featuring fitted wardrobes with sleek mirror-fronted doors, a wall-mounted storage heater, and large rear-facing windows that allow for plenty of natural light and a lovely outlook.

Bedroom Two

14' 2" x 7' 11" (4.32m x 2.41m)

A second good sized bedroom with neutral decor, storage heater and window to the rear.

Shower Room

Designed with accessibility and comprising; Wash basin set into a wooden cabinet ideal for storage, a central shower area enclosed by half frosted glass doors, the shower is equipped with multiple grab

bars and a hand held shower head, enhancing safety and ease of use. Low flush wc, heated towel rail and tiled walls.

Outside

There is possibility of onsite parking otherwise there is plenty of on street parking in front of the building



view this property online williamhbrown.co.uk/Property/OAK109039



welcome to

St. Edmunds Court, LEEDS

- No Onward Chain
- Two Bedroom Apartment
- Ready to Move into
- Communal Spaces to Enjoy
- Well Kept Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£105,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109039



Property Ref:
OAK109039 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 248 8263



Oakwood@williamhbrown.co.uk



498 Roundhay Road, Oakwood, LEEDS, West Yorkshire, LS8 2HU



williamhbrown.co.uk