



**Sparta Court Troy Road, Morley Leeds LS27 8JG**

**welcome to**

## **Sparta Court Troy Road, Morley Leeds**

PERFECT FTB/PROFESSIONAL/INVESTOR, TWO BEDROOM FIRST FLOOR APARTMENT, NO ONWARD CHAIN, VIEWS over SCATCHERD PARK, OPEN PLAN LIVING KITCHEN, BATHROOM, close proximity to Morley Train Station and having good access to motorway links.

### **Entrance Hall**

Access to all rooms.

### **Open Plan Living Kitchen**

Great sized living room with a fully fitted kitchen, having a sink and drainer, gas oven and hob, integrated fridge freeze, fitted washing machine, double glazed windows allowing plenty of natural light in, gas central heating radiator, solid Oak wood flooring.

### **Bedroom One**

Double glazed window, gas central heating radiator.

### **Bedroom Two**

Double glazed window and gas central heating radiator.

### **Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, extractor fan, heated towel rail.

### **Exterior**

Allocated parking space.





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## Sparta Court Troy Road, Morley Leeds

- Allocated Parking
- Chain Free Two Bedroom
- Lovely Views Over Scatcherd Park
- Solid Oak Wood Flooring
- 999 Years Lease From Build

Tenure: Leasehold EPC Rating: B

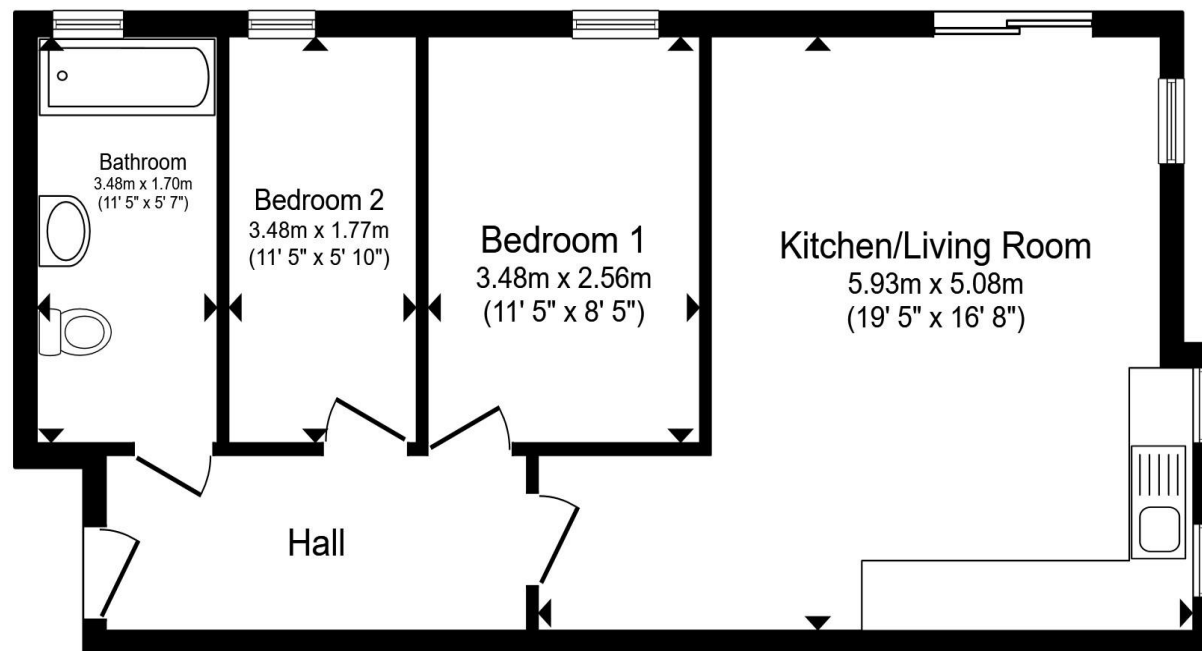
Council Tax Band: B Service Charge: 804.00

Ground Rent: 210.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£135,000**



Total floor area 53.3 m<sup>2</sup> (574 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MLY111790 - 0004

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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.

  
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