

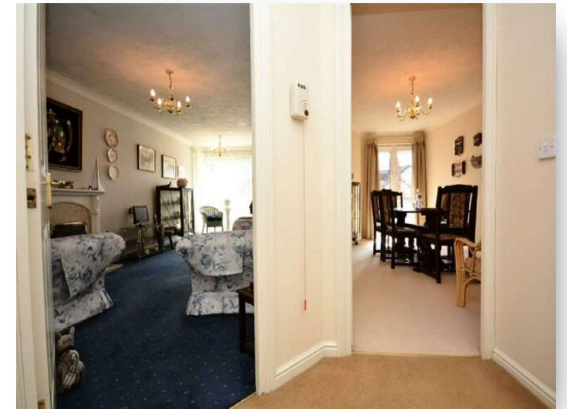


**St. Edmunds Court, Leeds LS8 1EZ**

**welcome to**

**St. Edmunds Court, Leeds**

St. Edmunds court is a neatly presented two bedroom, first floor, apartment which is located close to local amenities such as shops and restaurants and Roundhay park. It has access to communal sitting areas and communal gardens as well as laundry facilities. Call now to book your viewing!!



### **Living Room**

23' 7" x 10' 6" ( 7.19m x 3.20m )

The spacious and bright living room features double glazed french doors / windows to the front aspect. There is also a glazed door which leads through into the kitchen area. T

### **Kitchen**

7' 9" x 7' 6" ( 2.36m x 2.29m )

The kitchen is fitted with both wall and base units. There is an integrated oven, four ring hob, extractor, stainless steel sink and tap as well as a double glazed window to one side. There is also space for an undercounter fridge and freezer.

### **Bedroom One**

9' 5" x 17' 9" ( 2.87m x 5.41m )

A good sized double bedroom which large window to the front

### **Bedroom Two**

This room could also accommodate a double bed and has a double glazed window to the front as well as an electric radiator.

### **Bathroom**

Bath, with overhead shower, WC and handwash basin.



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**welcome to**

## **St. Edmunds Court, Leeds**

- Over 55s Apartment
- Two Bedroom
- Close to Amenities
- Leasehold
- Good Transport Links

Tenure: Leasehold EPC Rating: B

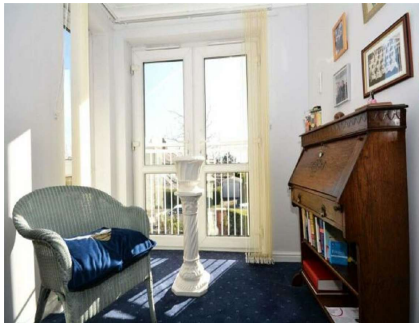
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
OAK108738 - 0009

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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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