



**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.



***view this property online*** [williamhbrown.co.uk/Property/OAK108738](http://williamhbrown.co.uk/Property/OAK108738)



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



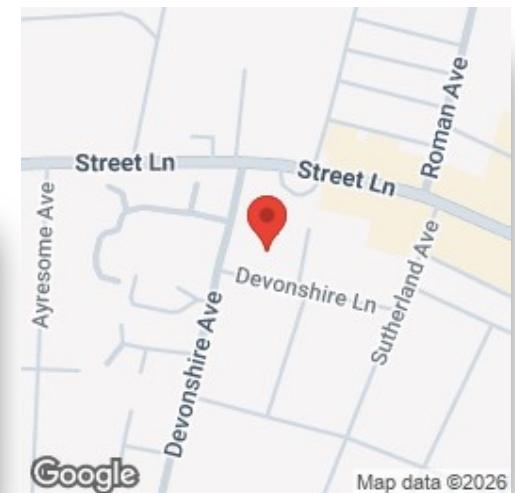
view this property online [williamhbrown.co.uk/Property/OAK108738](http://williamhbrown.co.uk/Property/OAK108738)



Property Ref:  
OAK108738 - 0009

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.



Please note the marker reflects the postcode not the actual property



**0113 248 8263**



[Oakwood@williamhbrown.co.uk](mailto:Oakwood@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)