



15 Ingledew Court, Alwoodley  
Price guide £99,995

NO ONWARD CHAIN - ONE BEDROOM GROUND FLOOR APARTMENT IDEAL FOR A FIRST TIME BUYER OR INVESTMENT PURCHASE - WITH VIEWS OVER THE COMMUNAL GROUNDS & LARGE WINDOWS THIS IS A BEAUTIFUL APARTMENT - LARGE LIVING ROOM WITH DINING AREA - SEPARATE FITTED KITCHEN - BATHROOM - BEDROOM WITH BUILT IN WARDROBES - PARKING (PERMIT), LONG LEASE - LOW RUNNING COSTS

This property is well proportioned and exceedingly well located. The property briefly comprises: Spacious entrance hall, separate fitted kitchen, bedroom with views over the communal grounds, bathroom with bath and shower above, large living room with dining area. Communal gardens, parking with permit - INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS LOVELY PROPERTY. EPC RATING E

### AREA GUIDE

Superbly located within walking distance to Moortown corner's shops and restaurants, Post office, hair dressers, Marks and Spencer food Hall and many more. Close to excellent transport links into the city centre and Harrogate

### LEASEHOLD

The freehold for Ingledew Court is owned by Ingledew Court Property Co. Ltd., which is in turn owned exclusively by the 107 owners of the flats (the 108th flat is owned directly by the company).

There is consequently no third party involved and no

ground rent or lease charge payable. The only payment made by flat owners is the service charge (currently £175.00 per calendar month) which covers building insurance, management costs, building maintenance, gardening, cleaning, electricity for the communal lighting, etc.



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### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

E

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR

ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### COMPANY INFO

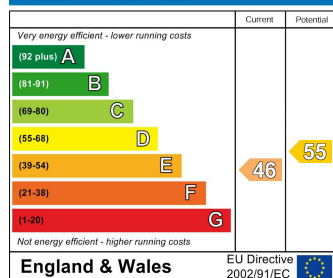
Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

### ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

