29 PRINCESS COURT

LEEDS, LS17 8BY

£240,000

LEASEHOLD

This spacious and stylish three-bedroom flat is offered chain free, making it an ideal opportunity for a smooth and swift purchase. It features bright, contemporary living throughout, with standout highlights including an expansive private balcony and a generously sized main lounge. Modern finishes, integrated appliances, built-in storage, and an en-suite to the principal bedroom ensure comfort and convenience. Perfect for those seeking low-maintenance living with a touch of outdoor space to enjoy.

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• Spacious, light-filled main lounge • Direct access to private balcony • Chain-free purchase • Three generously sized bedrooms • Built-in storage in all bedrooms • Principal bedroom with en-suite shower • Modern main bathroom with walk-in shower • Contemporary kitchen with ample storage • Ideal layout for families or sharers • Great balance of indoor-outdoor living

Princess Court

Monroe is pleased to present this chain free, spacious and stylish three-bedroom apartment, offering bright, modern living in a well-connected location. With a private balcony, this home is perfectly suited for professionals, families, or downsizers seeking convenience and comfort. Contemporary finishes and a thoughtful layout make it an ideal choice for those looking for a move-in-ready home with a touch of outdoor space.

Step through a wide, arched entryway into the impressive main lounge, a bright and inviting space that opens out via patio doors onto a long balcony. With plenty of room for a table and chairs, this outdoor area is ideal for relaxing or dining al fresco on warm summer evenings. The modern kitchen is well-appointed with an abundance of fitted storage and integrated appliances, creating a sleek and functional cooking space.

The apartment boasts three spacious bedrooms, all benefiting from built-in storage. The principal bedroom is complete with its own contemporary en-suite shower room, while a well-finished main bathroom includes a walk-in shower and heated towel rail for added comfort.
This fantastic flat combines generous proportions with smart, modern design and is a rare opportunity to enjoy indoor-outdoor living in a sought-after setting.

REASONS TO BUY

- Spacious lounge with balcony access
- Integrated kitchen appliances
- Three generous bedrooms with storage
- Principal bedroom with en-suite shower
- Bright, airy interiors throughout

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.
Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains gas, water and electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is leasehold, and that vacant possession will be granted upon legal completion. This property has 942 years remaining on the lease. We have been advised the service charge is £3384.00 and the ground rent is £0.00.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents Viewings by appointments only.

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ADDITIONAL INFORMATION

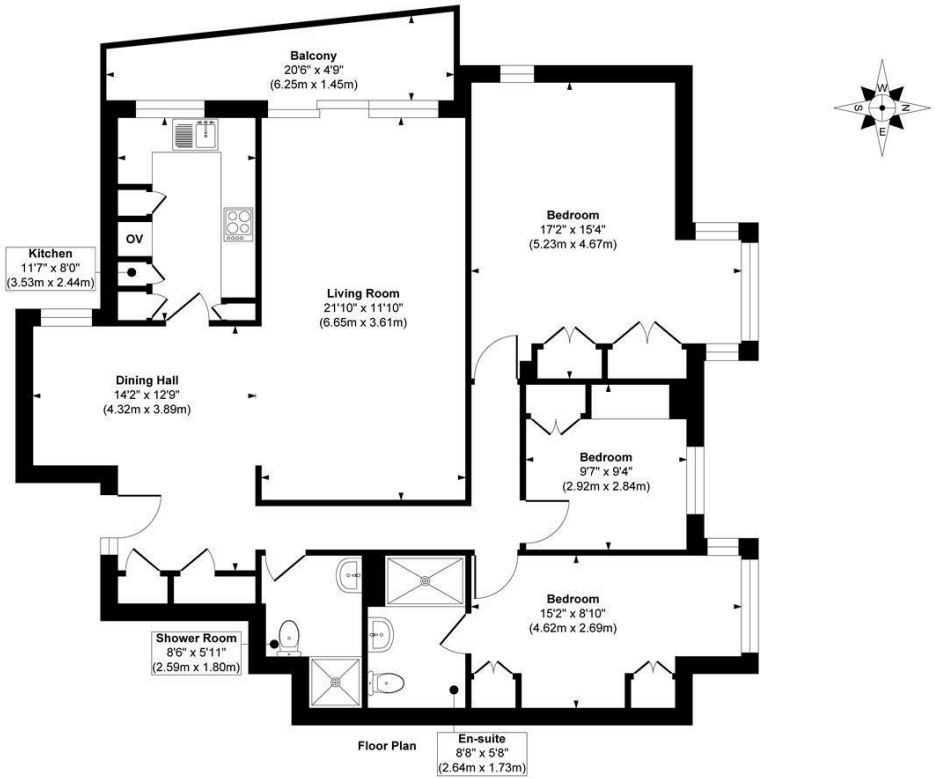
Local Authority – Leeds City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1164.00 sq ft

Tenure – Leasehold



Approx. Gross Internal Floor Area 1164 sq. ft / 108.13 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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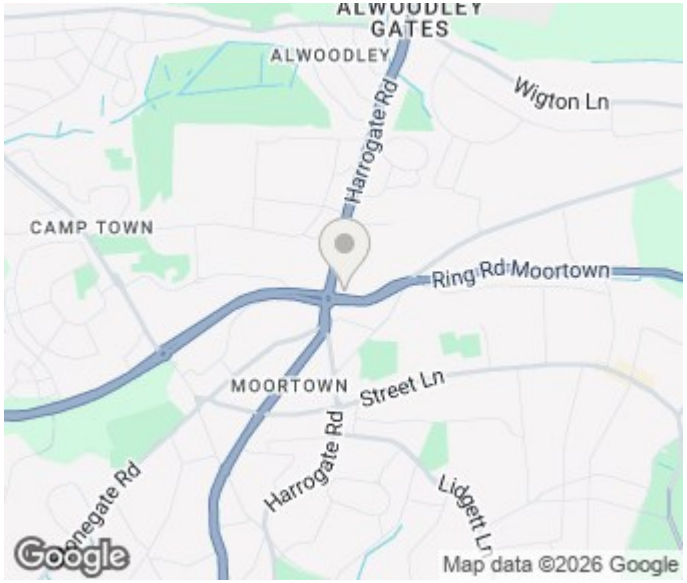

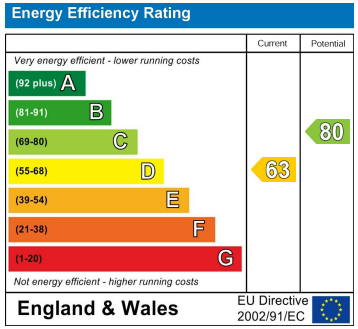

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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