



CORNERSTONE

7 Stone Mill Court, Meanwood, Leeds, LS6 4RQ



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7 Stone Mill Court

£220,000

Desirable No Chain Sale.

Cornerstone are delighted to offer for sale this stylish first-floor two-bedroom, two-bathroom apartment with the most incredible open plan living space.

The apartment is located in the popular and charming Stone Mill Court development. Stone Mill Court is a mid-19th-century Grade 2 listed converted mill complex.

The site's history is fascinating. Stone Mill Court stands on the site of a medieval water corn mill used by monks from Kirkstall Abbey in the early 13th century. Milling continued until 1785, when Thomas Martin used the mill for paper making, and it became known as Wood Mills. In 1852, the mill burnt down, and the present mill was built as a tannery for Samuel Smith. It became a fellmongers in 1914 and closed in 1994, when it was converted into beautiful residential apartments.

The Stone Mill Court development, also known locally as Tannery Park or The Old Tannery, has plenty of character and charm. The development is only a stone's throw from Meanwood Park, the Meanwood Valley Trail and the centre of Meanwood, making it an extremely popular place to reside.

The centre of Meanwood has an abundance of amenities, including the highly regarded Waitrose Home and Food hall, cafes, vibrant bars, pubs and restaurants, which are all within walking distance. The Northside Retail Park has an Aldi and much more.

Headingley is a short distance from the apartment, and the city centre is around three miles.

Local schools are excellent, and the leisure facilities are superb, with Meanwood Park and The Hollies only a short walk from the property. Several gyms, including a David Lloyd Leisure Club, are on the property's doorstep.

The apartment benefits from being situated on the first floor, boasting some great views out over the development. The apartment has extremely high ceilings and large windows throughout. It comprises a commanding hallway. The hallway leads to the open plan living space, which comprises a kitchen, sitting room & dining room area, principal bedroom with en suite, bedroom two, the main bathroom and a storage/cloak cupboard.

The development benefits from ample parking.

To conclude, this is a wonderful apartment that is finished and presented to a pleasant standard with stylish decor and located in the heart of Meanwood.

This property will be popular given its size, finish, location and price.

COMMUNAL HALLWAY & STAIRWELL

Entering the Tannery Park development, you step through a glass-panelled door which leads into the communal hallway and stairwell. The communal area and its stairwell have a glass frontage which allows ample light in and boasts a lovely view out over the development. Visitors can telephone the apartment via an intercom, which has an automatic door release. The communal hallway also offers bike storage.

THE APARTMENT - HALLWAY

The apartment's hallway is finished neutrally with a high ceiling and coving. A lovely wood-effect floor exists, and the telephone intercom for the communal front door is located here. The hallway leads into the open plan living area, principal bedroom with en suite, bedroom two and the main bathroom. A practical & handy storage cupboard is also accessed from the hallway.

OPEN PLAN LIVING AREA

The open plan living area comprises a kitchen, sitting and dining area. Three large windows allow plenty of light into this space while offering dual aspect views. These windows also allow the morning and evening sun to stream in. The kitchen comprises ample cupboards with a number of appliances. An integrated oven, four-ring gas hob with an extractor hood above, integrated microwave, fridge freezer, washing machine, dishwasher and a one-and-a-half sink with drainer are present. This open plan space is decorated neutrally with a painted feature wall, a high ceiling that has coving.

PRINCIPAL BEDROOM

A commanding principal bedroom that is neutrally decorated with a papered feature wall and a high ceiling. Two large window allows ample light to pour in with a lovely view out. The principal bedroom benefits from its own en suite.

EN SUITE

The en suite is tiled, comprising a shower with rain dance shower over, wall mounted wash basin and a toilet.

BEDROOM TWO

A spacious bedroom with a large window. This bedroom is decorated in modern and stylish tones.

BATHROOM

The main bathroom feels boutique with large dark tiles. It comprises a bath with a shower over, a glass screen, a wash basin, a toilet and a chrome towel radiator.

THE GROUNDS OF THE DEVELOPMENT

The grounds of the development are extremely well presented and surrounded by ample green spaces with tree-lined roads and mature but well-tended borders. An open-air visitor centre details the history of the development from its days as a working tannery through to its inception as a residential complex. There are also details of the walks nearby, particularly the Meanwood Valley Trail. The Meanwood Valley Trail is accessed within moments from the apartment with direct access to Meanwood Park. The Meanwood Beck runs through the grounds of Stone Mill Court, making this a highly desirable and tranquil place to reside. Ample parking is found at the development.

IMPORTANT INFORMATION

Tenure - Leasehold - 125 years from 31st March 1998. 97 years remaining.

Service Charge & Buildings Insurance - £155.83 per calendar month.

Ground Rent - £50.00 per annum.

Managing Agent - Prime Estate Management.

Council Tax Band B.

No Onward Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally





Ground Floor

Total Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only

required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

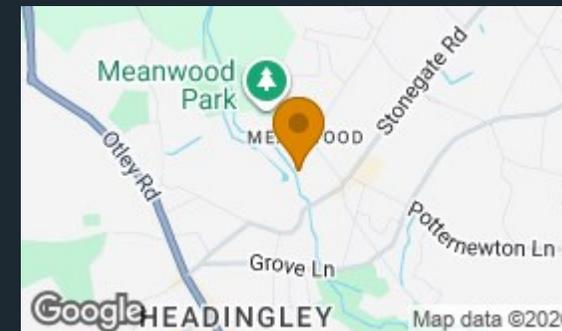
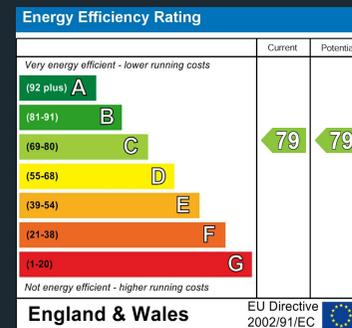
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk