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HERE TO GET *you* THERE

**Flat 7 Parc Mont, 11 Park Avenue, Roundhay, Leeds, LS8 2WF**

Energy Rating: B | Council Tax Band: D

Offers Over £260,000

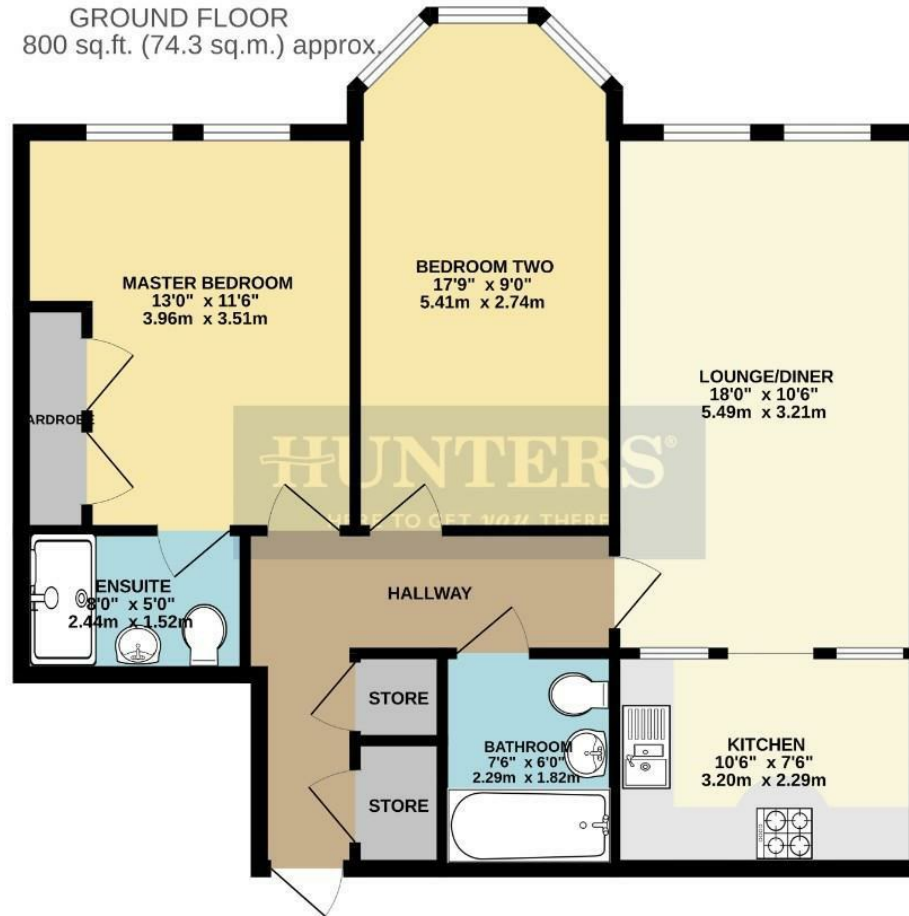
## Flat 7 Parc Mont, 11 Park Avenue, Roundhay, Leeds, LS8 2WF Offers Over £260,000

SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR ANYONE LOOKING TO DOWNSIZE – GROUND FLOOR FLAT – TWO DOUBLE BEDROOMS & TWO BATHROOMS – ACCESS TO COMMUNAL PATIO THROUGH SECONDARY DOOR – SECURE UNDER GROUND PARKING – LOCATED IN ROUNDHAY PARK – MAGNIFICENT VIEWS OVER ROUNDHAY PARK - SET IN PICTURESQUE COMMUNAL GARDENS – NO CHAIN- WATER RATES & SEWERAGE CHARGE INCLUDED IN SERVICE CHARGE.

Part of the Parc Mont Hotel conversion, this excellent ground floor two bedroom, two bathroom apartment occupies the newer part of the Parc Mont development. Available with no chain, the property is located in the heart of Roundhay, on the approach to Roundhay Park, the property is close to the park with all it has to offer, as well as shops, bars, restaurants, cafes and transport links to name just some of the amenities close by. There are communal gardens, visitor parking, a communal patio accessible from a secondary door and a secure under ground car park, externally. Internally, it briefly comprises; entrance hall, lounge dining room, separate kitchen, ensuite master bedroom, house bathroom, store rooms and a further double bedroom. Energy Rating - B

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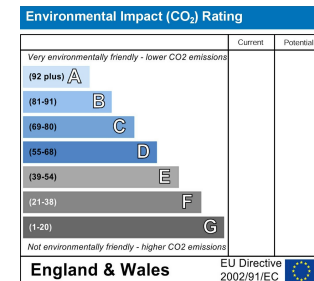
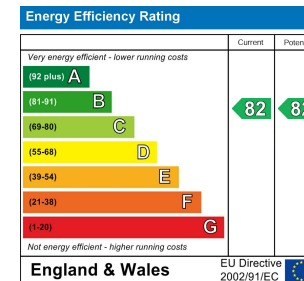
GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



PARC MONT, 11 PARK AVENUE, ROUNDHAY, LEEDS, LS8 2WF

TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62026



**Hallway**

12'6" (max) - 11'6" (max)

Radiator and door entry phone.

**Store Room**

3'0" (max) - 2'9" (max)

Housing the boiler.

**Cloak Room**

4'6" (max) - 2'9" (max)

With potential to install plumbing for a washing machine.

**Lounge Dining Room**

18'0" (max) - 10'6" (max)

Radiator and wall lights.

**Kitchen**

10'6" (max) - 7'6" (max)

Fan oven, gas hob with extractor over, integral washing machine, integral dish washer, fridge freezer, stainless steel sink with drainer, microwave, radiator and a range of wall and base units.

**Master Bedroom**

13'0" (max) - 11'6" (max)

Radiator and built in wardrobes.

**Ensuite**

8'0" (max) - 5'0" (max)

Tiled floor and half tiled walls, tiled shower with glass enclosure, wash hand basin in vanity unit w/c, heated towel rail.

**Bedroom Two**

17'9" (max) - 9'0" (max)

Radiator and bay window over looking the gardens.

**Bathroom**

7'6" (max) - 6'0" (max)

Half tiled walls, panel bath with shower over, wash hand basin in vanity unit w/c, heated towel rail.

**Communal Gardens**

Mature trees, plants, hedges, flower beds, shrubs and grassed lawns.


**Communal Patio**

With access from secondary door in front of the door to the apartment.

**Secure Under Ground Parking**

With a roll up remote operated door, pedestrian access and lift to all floors.

**Energy Efficiency Rating**

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   | <b>82</b>                  | <b>82</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









