



St. Edmunds Court, Leeds LS8 1EZ

welcome to

St. Edmunds Court, Leeds

We are pleased to offer for sale this neatly presented two bedroom apartment, located on the ground floor. It is located close to the busy Street Lane, within the St. Edmunds court over 60's retirement development. And briefly comprises a living room, kitchen, two bedrooms and a shower room.



Living Room

10' 6" x 23' 7" (3.20m x 7.19m)

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

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

17' 9" x 9' 5" (5.41m x 2.87m)

A good sized double bedroom which large window to the front

Bathroom



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St. Edmunds Court, Leeds

- NO CHAIN
- Retirement Apartment
- One Bedroom
- Communal Gardens
- Popular Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£80,000



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Property Ref:
OAK108792 - 0007

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



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