Buying Selling Renting ALAN COOKE ESTATE AGENTS

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24 Primrose Court, Primley Park View, Alwoodley, Leeds, LS17 7UY

Chain Free £74,995

NO CHAIN - A superb one bedroom first floor retirement apartment in this very popular and well-maintained development having communal lounge, conservatory, laundry room, day manager, emergency Careline alert system and bookable guest suite. Lifts to all floors, security entry phone system, uPVC double glazing and off-peak heating, EPC rating B.

The apartment briefly comprises hall, fine lounge, modern fitted kitchen, double bedroom with built in wardrobes, recently installed shower room. Maintained grounds. Purchasers must be aged 60 or above.

GROUND FLOOR
Security voice entry phone to

COMMUNAL ENTRANCE

COMMUNAL LOUNGE
A beautiful area to meet with other apartment residents and guests. Elevator and stairs to upper floors

FIRST FLOOR
Door to apartment No 24

ENTRANCE HALL
Coving, spacious storage cupboard

FINE LOUNGE
23'3" x 10'9" max (7.1 x 3.3 max)



Coving, electric off-peak storage heater, wooden fire surround with marble inset, uPVC double glazed window, glazed double doors leading into the kitchen

FITTED KITCHEN
8'6" x 8'2" max (2.6 x 2.5 max)



Recently installed range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, dishwasher and fridge, uPVC double glazed window

DOUBLE BEDROOM
15'8" x 9'2" (4.8 x 2.8)



Built in wardrobes, electric off-peak storage heater, uPVC double glazed window

MODERN SHOWER ROOM
6'6" x 5'6" (2.0 x 1.7)



Walk-in shower cubicle, low WC, vanity wash basin

OUTSIDE
Maintained grounds, shared and visitor parking

TENURE
Leasehold expires 2127 (approx 100 years remaining)
Ground rent - currently £557 per annum
Service charge - currently £1535 per annum

COUNCIL TAX
Band C

HOW TO GET THERE
From Harrogate Road turn into Primley Park View where Primrose Court is immediately on the right hand side

VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL
Every care has been taken with the preparation of these sales

particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

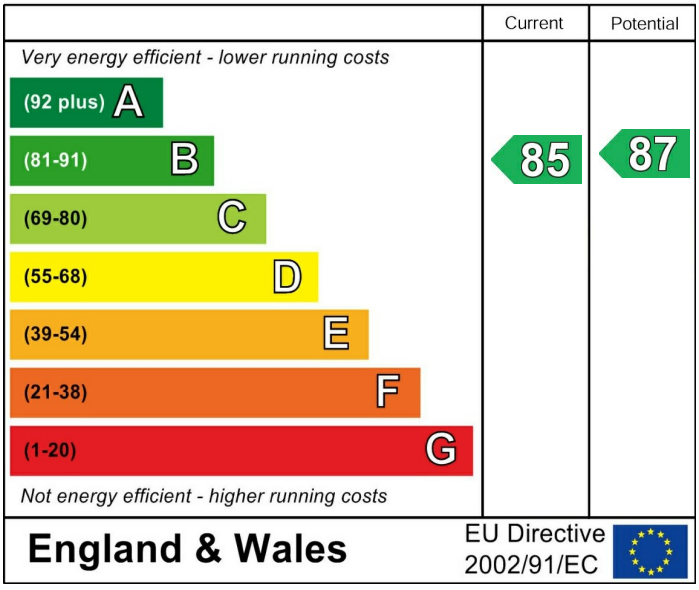
The floorplan is provided for general guidance and is not to scale.

PC - 06/06/2025

Alan Cooke Estate Agents Ltd

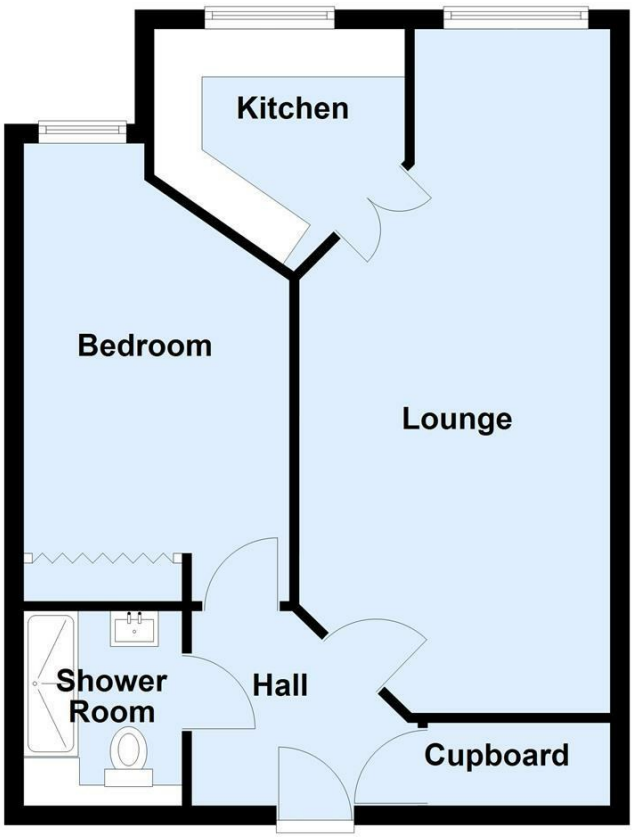
Incorporated in England 6539351

Energy Efficiency Rating



First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



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