

18 Blackmoor Court, Alwoodley

£145,000

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
Tel: 0113 289 9669
Email: info@alancookenet.co.uk
www.alancookenet.co.uk

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NO ONWARD CHAIN - IDEAL INVESTMENT/FIRST TIME BUY - TWO BEDROOM FIRST FLOOR APARTMENT - QUIET LOCATION - GARAGE - PARKING

In this fabulous location just off King Lane we have a spacious two bedroom first floor apartment. This property is well located in central Alwoodley just minutes from the park, local shops and eateries. Briefly comprising: Communal entrance with entryphone system, spacious entrance hall with walk in storage, large living room with dining area and woodland views, fitted kitchen, spacious master bedroom, well proportioned second bedroom with storage, bathroom with bath and shower above. The property has Upvc double glazing throughout with gas central heating and also has the benefit of having it's own garage, there is also off street parking in the car park - Internal viewing is essential to fully appreciate the property.

COUNCIL TAX BAND
Band B

EPC
The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING
EPC Rating C

FLOORPLANS
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

TENURE
Leasehold - Service charges for Blackmoor Court run 01 January to 31 December paid monthly currently £142 per month or £1704 per annum. Monthly service charge covers maintenance & cleaning of all communal areas, gardens, up keep of the building & buildings insurance.

MOBILE SIGNAL/BROADBAND COVERAGE
PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

https://checker.ofcom.org.uk/

PARKING
The parking at the property is Car park - No Allocated space

PROPERTY CONSTRUCTION
The property is Standard Construction





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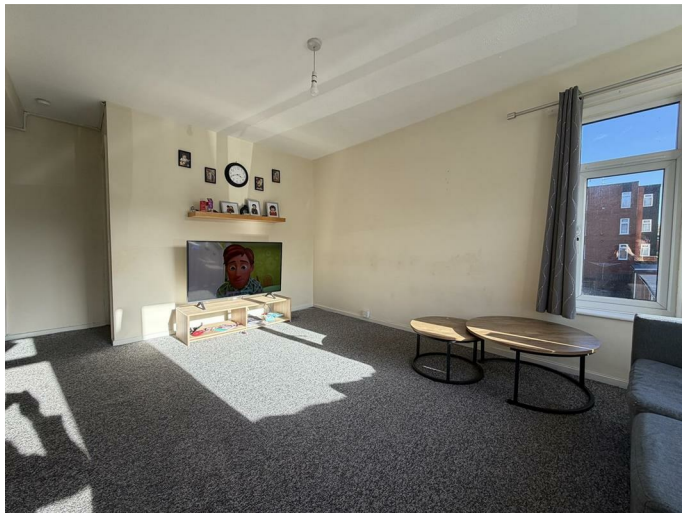











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VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

