



Stoneacre  
Properties



## Bouverie Court

Leeds, LS9 8LB

£170,000



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## Entrance

The block is entered via a communal entrance. Entering the apartment you are welcomed into the hallway which boasts a large storage cupboard and offers access throughout the property.

## Kitchen/Living/Diner

This superb bright and airy living space offers ample space for seating as well as formal dining and boasts the luxury of a private balcony. The newly installed kitchen is a real highlight of the property with an array of integrated appliances including fridge/freezer, dishwasher, washing machine, oven and hob with extractor above, as well as plenty of storage.

## Bedroom 1

Primary bedroom is a large double laid to carpet with en-suite bathroom.

## En-suite

Comprising shower toilet and sink.

## Bedroom 2

Second large double bedroom laid to carpet offers plenty of space for bedroom furniture.

## Bathroom

Comprising shower over bath, toilet and sink.

## External

The property comes complete with an allocated parking space.

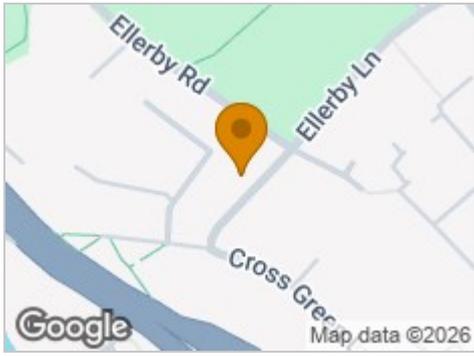
## Lease

We are advised by the vendor that the property is leasehold with an original term of 155 years from

2006. The current service charge is approximately £217 per quarter and ground rent is approximately £373 per annum, grounds and gardens is £60 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



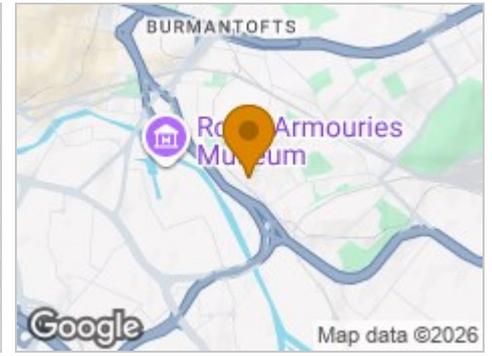
## Road Map



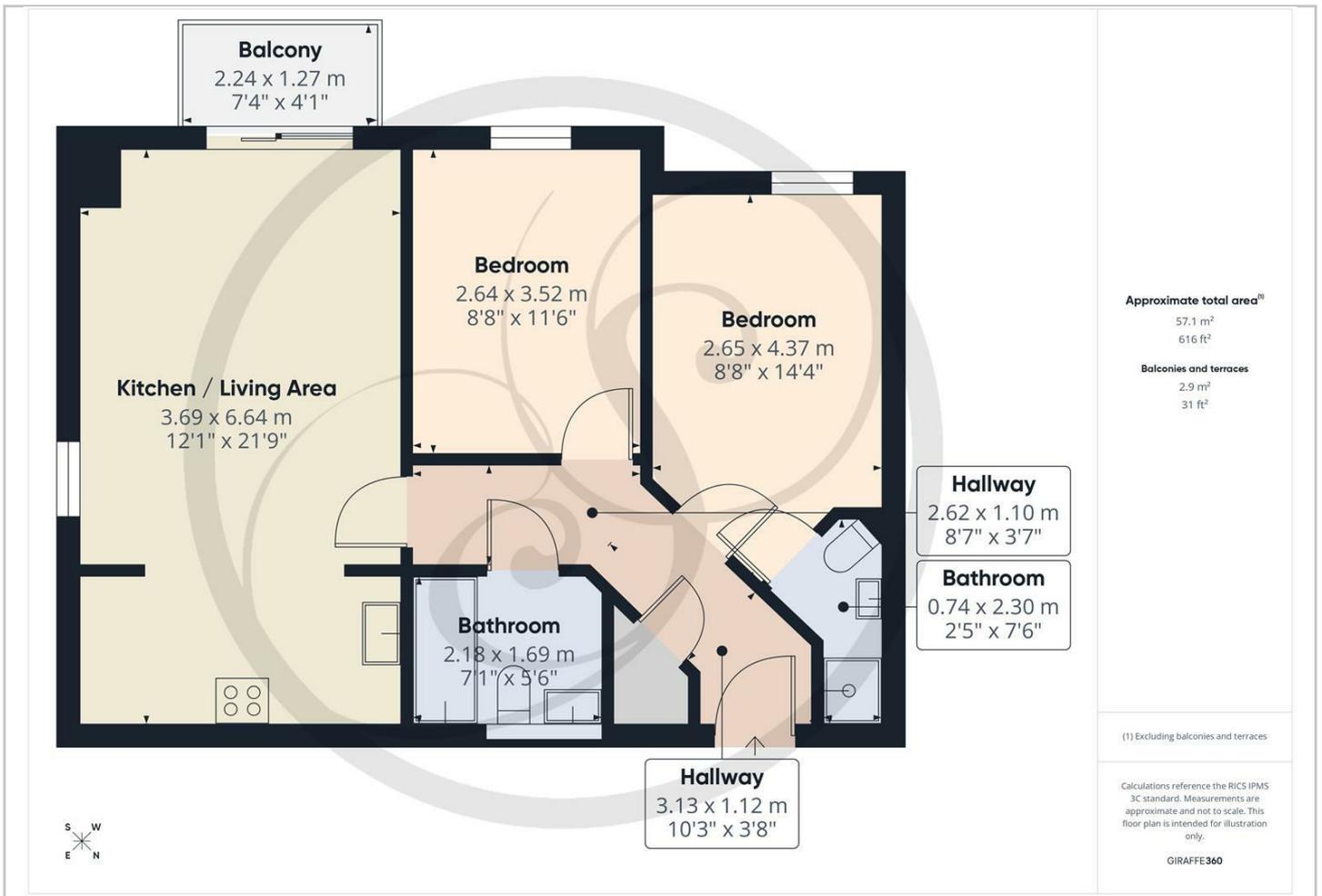
## Hybrid Map



## Terrain Map



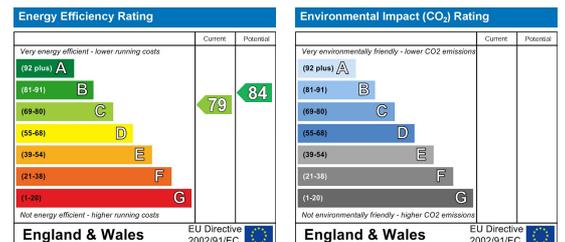
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.