



Stoneacre  
Properties



## Charnley Drive

Leeds, LS7 4ST

Offers In The Region Of £210,000



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## Communal Entrance

Well presented communal areas, stairs to first floor apartment, intercom entry system.

## Entrance Hallway

Spacious hallway, radiator, storage cupboard with water tank.

## Lounge

Spacious reception room with laminate flooring, double glazed window, radiator, double doors to dining area.

## Dining Room

Open plan to kitchen with laminate flooring, double glazed French doors with direct access to the communal gardens, radiator.

## Kitchen

Fitted kitchen featuring a range of wall and base units and comprising integrated appliances including oven, four ring hob, extractor hood, washing machine with space for fridge freezer, double glazed window overlooking communal gardens, radiator.

## Primary Bedroom

Double bedroom with double glazed window, radiator, door to en-suite shower room.

## En-suite

Modern suite comprising walk in tiled shower cubicle, W.C., hand wash basin, chrome heated towel rail, extractor fan.

## Bedroom 2

Second double bedroom with double glazed window and radiator.

## Bathroom

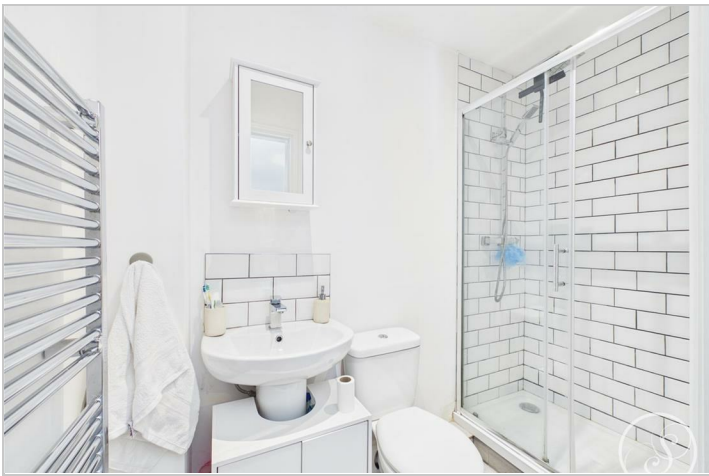
Modern white suite comprising bath with shower over and screen, W.C., hand wash basin, chrome heated towel rail, frosted double glazed window, extractor fan.

## External

The property benefits from direct access to communal gardens via French doors. Given so few properties directly access these grounds it feels practically private and is a great space to enjoy the outdoors, the property also comes with an allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with a term of 974 years remaining. The current service charge is approximately £2089 per annum and the ground rent is £170 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



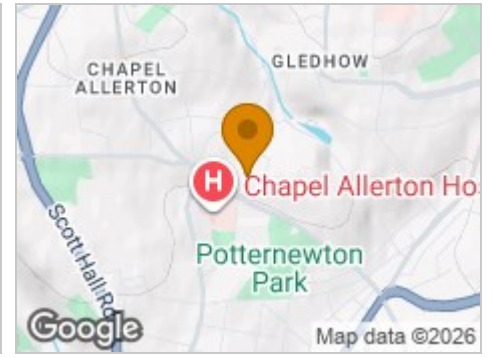
## Road Map



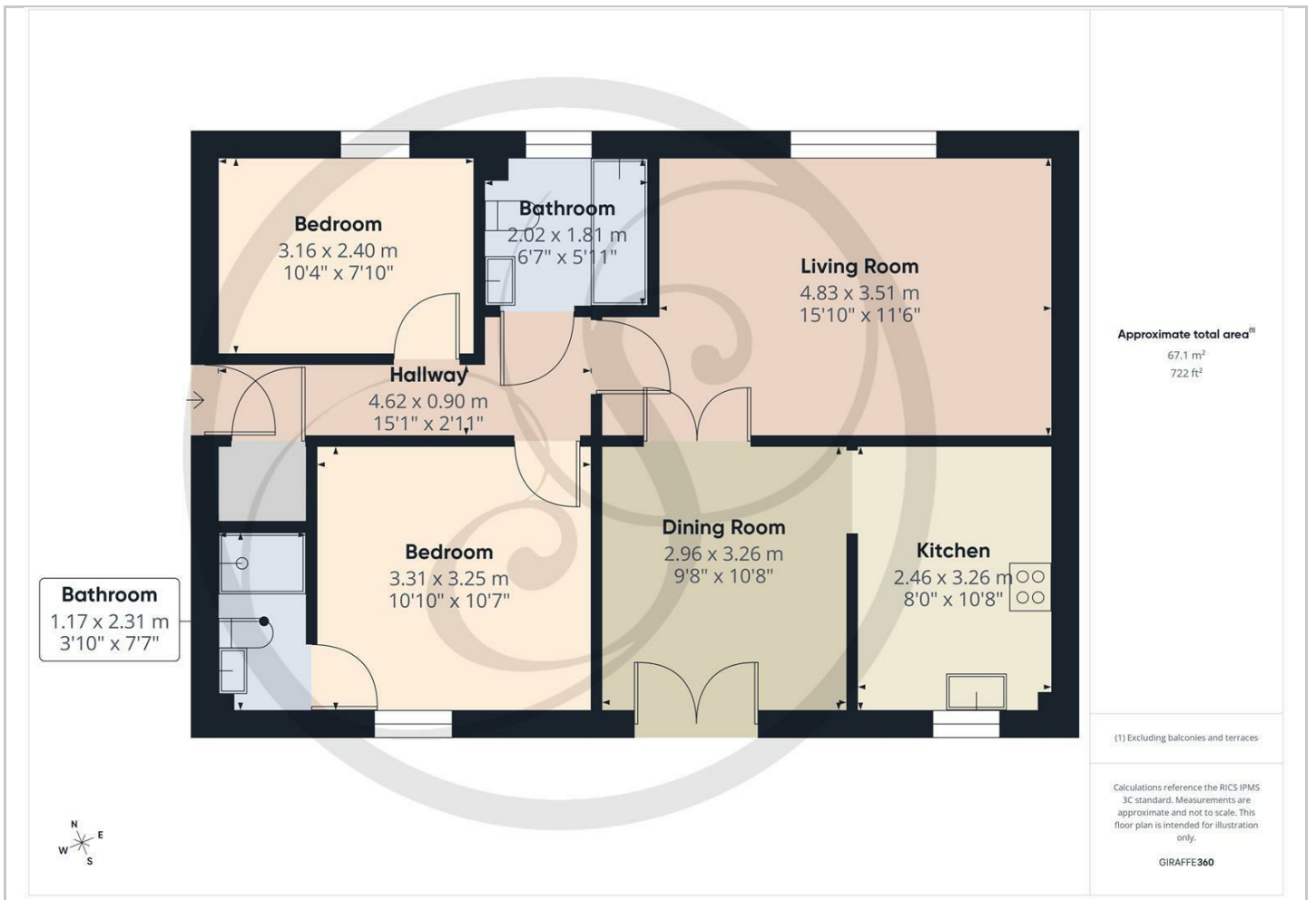
## Hybrid Map



## Terrain Map



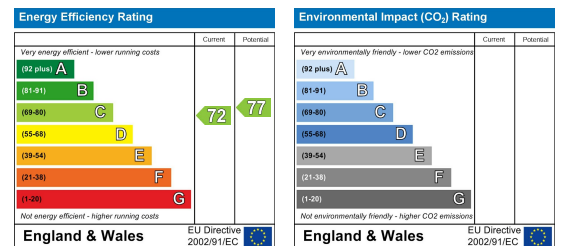
## Floor Plan



## 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.