



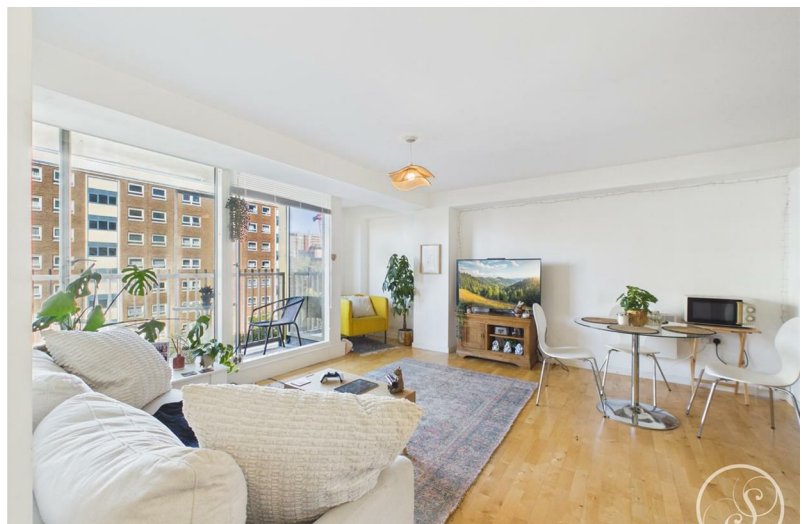
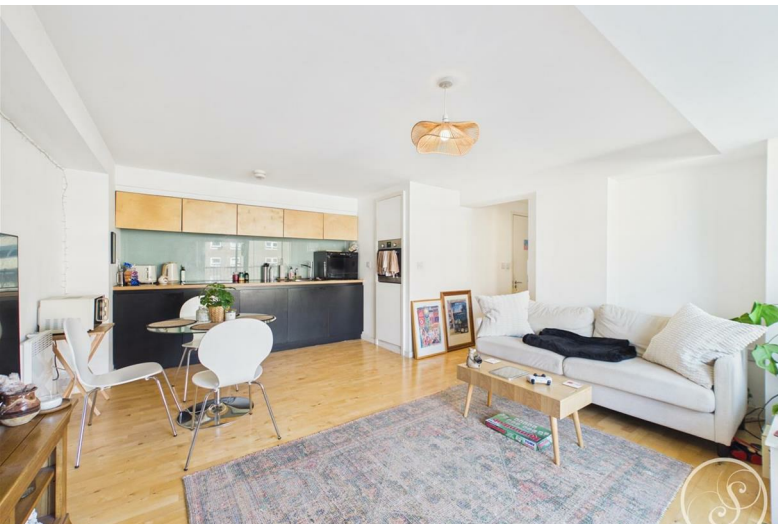
Stoneacre
Properties



The Avenue

Leeds, LS9 8FE

£170,000



The Avenue

Leeds, LS9 8FE

£170,000



Entrance

The block is entered via intercom entry system / key fob, the flat is situated to the fourth floor with lift access. Entering the property you are welcomed into the entrance hallway which offers access throughout the apartment.

Kitchen/Living/Diner

Open plan living room offers a space for a seating area as well as a dedicated dining space. The modern kitchen is complete with integrated electric oven and hob with extractor above. Cupboard houses the boiler and washing machine. Large floor to ceiling windows flood the room with natural light and a glass door leads out to the private balcony.

Bedroom 1

Double bedroom with space for wardrobes and large floor to ceiling windows as well as a shower and sink.

Bedroom 2

Second double bedroom with ample space for bedroom furniture.

Bathroom

Part tiled bathroom with shower over bath, fitted mirrored cupboard, toilet and sink.

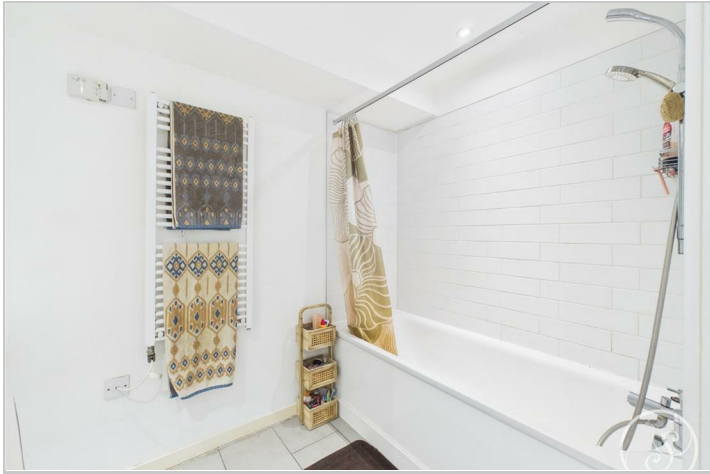
External

Well maintained communal grounds for all residents. This property also comes with a private balcony and its own allocated parking space behind electric gates.

Lease

We are advised by the vendor that the property is

leasehold with 133 years remaining. The current service charge is circa £2,518 per annum and ground rent is currently £335 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



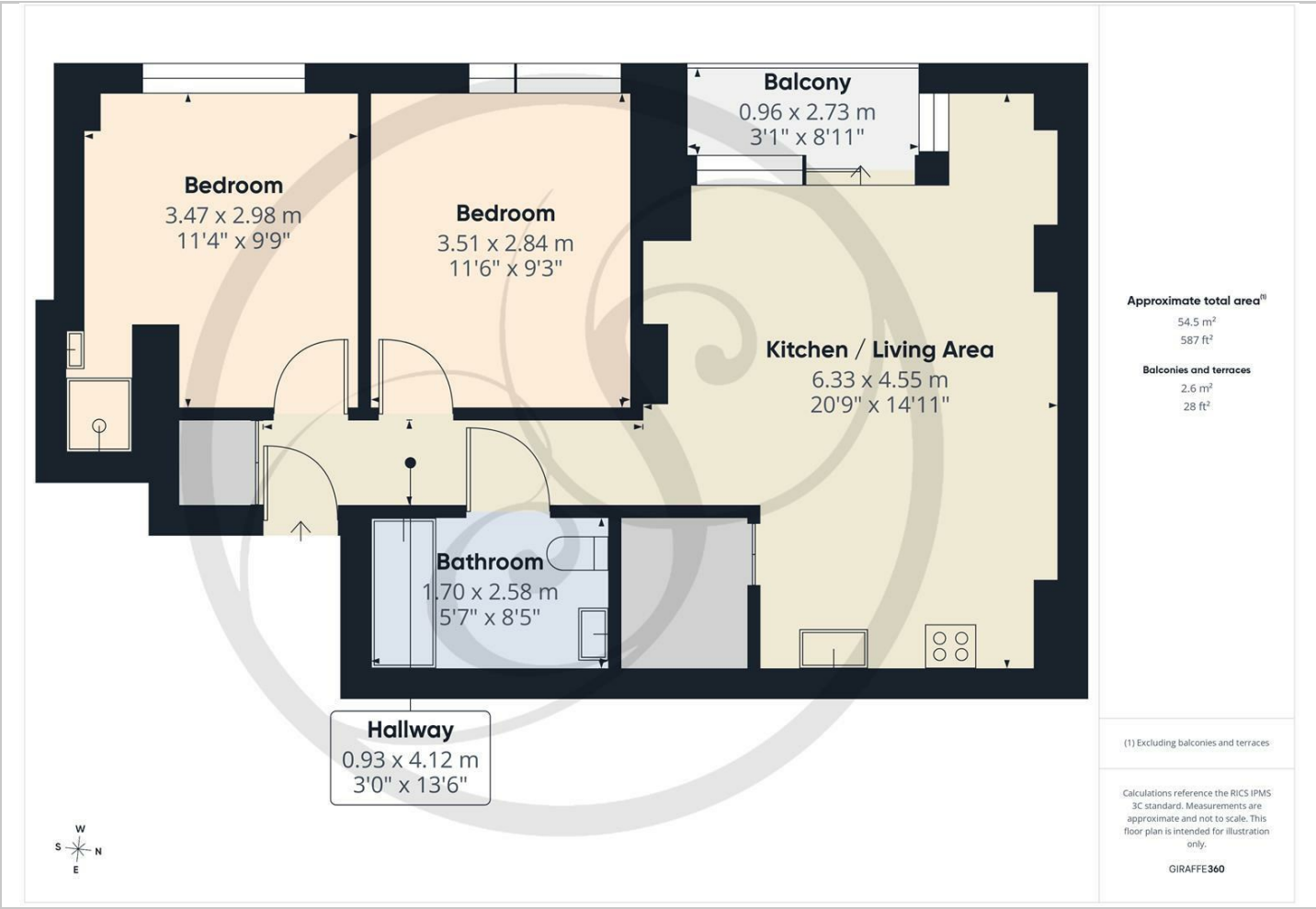
Hybrid Map



Terrain Map



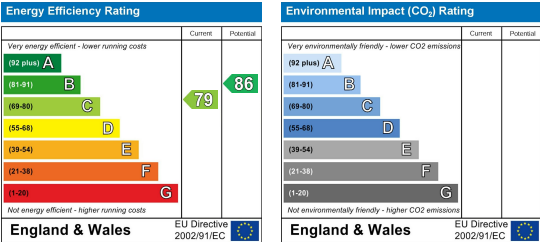
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.