Stoneacre Properties



Falkland Court

Leeds, LS17 6JE

£125,000

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£125,000





Welcome to this well-presented one-bedroom ground floor flat, ideally positioned within the popular Falkland Court, Leeds. Offering comfortable accommodation in a sought-after location, this property is an excellent opportunity for first-time buyers, downsizers and investors alike, with the added benefit of being chain free.

The property features a generously sized living area, creating a comfortable and versatile space for relaxing, dining and entertaining. The well-proportioned bedroom and practical layout make this a fantastic opportunity for anyone looking for a home that is both easy to maintain and conveniently located.

Perfectly placed for enjoying the amenities of both Moortown and Chapel Allerton, you'll have an excellent selection of independent cafés, restaurants, shops and local amenities close by, while also benefiting from excellent transport links into Leeds City Centre.

Whether you're looking to take your first step onto the property ladder or add to an investment portfolio, Falkland Court offers an appealing combination of location, practicality and opportunity. An internal viewing is highly recommended to fully appreciate what this property has to offer.

Entrance
Communal entrance providing access to the ground floor accommodation.

Living room
Spacious and bright living room, laid to carpet.

Kitchen
Fitted kitchen made up of wall and base units, with built in oven and extractor and space for a washing machine.

Bedroom
Spacious double bedroom laid to carpet.

Bathroom
Fully tiled 3-piece bathroom comprising shower over bath, sink and toilet.

External
Externally, the property benefits from off-street parking, adding an extra level of convenience and practicality.

Lease
We are advised by the vendor that the property is leasehold with an original term of approximately 957 years remaining. The current service charge is approx £997 per annum, this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.









Road Map



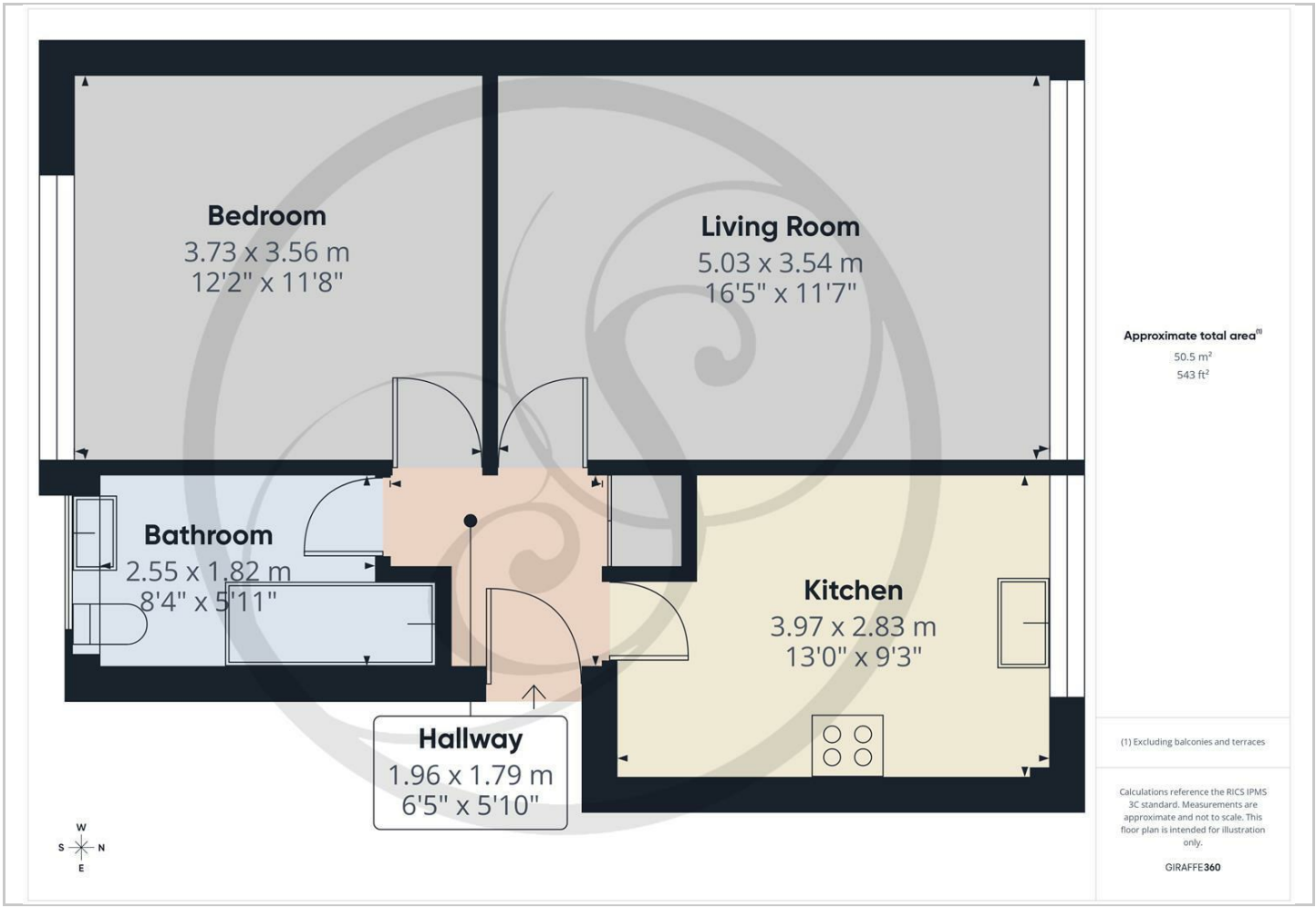
Hybrid Map



Terrain Map



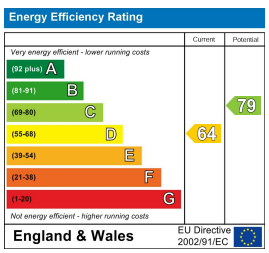
Floor Plan

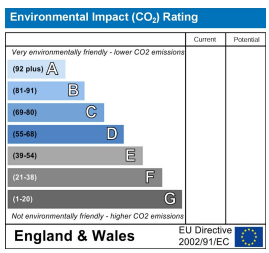


Viewing

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.

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