CORNERSTONE

Flat 8, 14 Buckthorn Avenue, Meanwood, Leeds, LS7 2FF







1 x | 2 x | 1 x | 0 x | B EPC


The things
that influence
us are often
humble





14 Buckthorn Avenue
Offers over £179,950

Introduction To Apartment 8, 14 Buckthorn Avenue
A Fantastic Nearly New Two Bedroom First Floor Apartment with a long lease of 999 years from the 1st January 2022.

Cornerstone are delighted to present this nearly new two-bedroom apartment, located on Buckthorn Avenue, Meanwood, within this recently completed and highly regarded Development.

Completed around the middle of 2023, this apartment still benefits from the remainder of its NHBC warranty, offering reassurance and peace of mind to prospective purchasers. Positioned on the first floor of a modern three-storey development, this apartment enjoys a lovely Juliet balcony with a great outlook.

The Accommodation
The apartment is accessed via a communal stairwell and opens into a spacious, welcoming hallway, providing access to all principal rooms and a good-sized, convenient storage cupboard.

At the heart of this home is a bright and spacious open plan kitchen and living area, perfectly designed for modern living. The contemporary kitchen is well appointed with sleek units, quality work surfaces, and integrated appliances such as a washer dryer, a dishwasher, oven, gas hob and a tall fridge and freezer. The apartment also has gas central heating a sought after feature in any apartment. The kitchen space flows seamlessly into the living space, which has large double glazed French doors that open to a Juliet balcony, allowing plenty of natural light in and creating an airy, open feel.

The property has two well proportioned bedrooms, with the principal bedroom providing an excellent main retreat with plenty of space for furniture. The second double bedroom is a good size with a double glazed window allowing plenty of natural light in.

A modern bathroom completes the accommodation, finished with contemporary fittings and a clean, stylish aesthetic. The decor throughout the apartment is stylish, adding to its appeal.

Parking
This apartment benefits from its own allocated parking space in a private car park. There is also plenty of visitor parking.

The Location
The location is a standout feature of this apartment. Meanwood is within comfortable walking distance, offering an excellent range of local amenities, including supermarkets such as Waitrose and Aldi, independent shops, cafes, bars, and restaurants. Meanwood Park and the surrounding green spaces provide a welcome balance of nature and leisure right on your doorstep.

Close by, Chapel Allerton offers a vibrant and well established high street, renowned for its variety of independent boutiques, restaurants, bars, and coffee shops.

For families and professionals alike, the area is well served by a range of highly regarded schools, leisure facilities, and everyday conveniences.

Leeds City Centre is easily accessible by car or public transport, making this an ideal location for commuters, while still enjoying the benefits of suburban living with plenty of greenery.

To Summarise
This stylish and nearly new apartment represents an excellent opportunity for first time buyers, professionals, or investors alike. Combining modern accommodation, a sought after development, and a highly desirable North Leeds location, this property is not to be missed.

Early viewing is strongly recommended to appreciate the quality, space, and lifestyle on offer.

Important Information
TENURE - LEASEHOLD.

Leasehold Term - 999 Years From The 1st January 2022.

Service Charge Including Buildings Insurance - £1,040.00 per year

Ground Rent - £0.00

Managing Agent - Trust Green Management.

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check

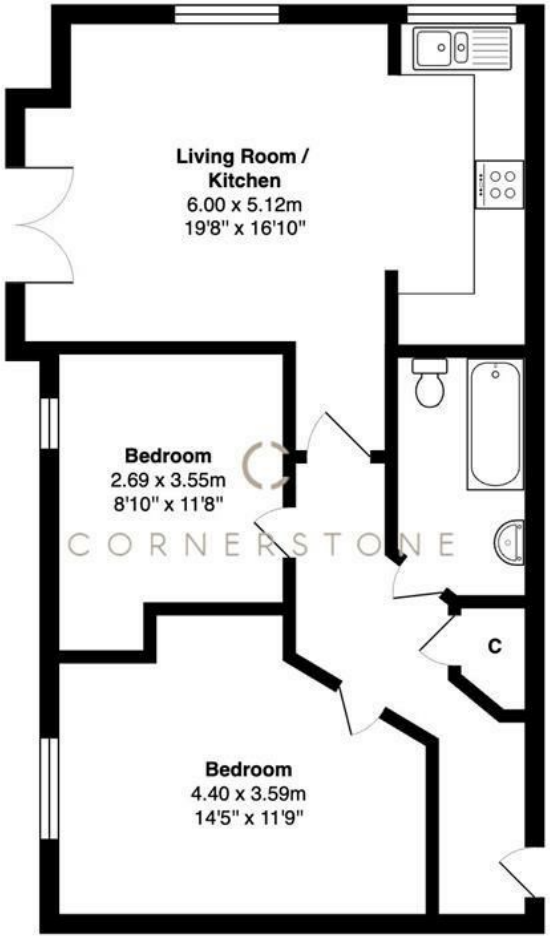












Total Area: 60.8 m² ... 655 ft²

All measurements are approximate and for display purposes only

where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

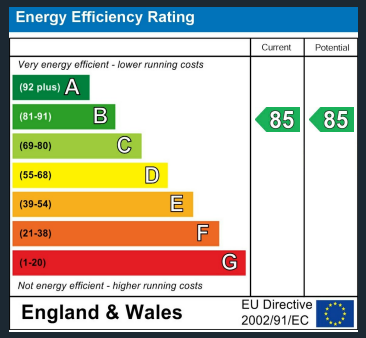
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority

Leeds City Council

Council Tax Band

B





The Property Ombudsman







Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk