



£199,950 Region



- Beautifully presented 2nd floor apartment
- Two double bedrooms, master with en-suite
- Second bedroom with balcony
- Light & airy lounge & modern kitchen
- Lovely well maintained communal gardens
- Allocated parking space



OFFERED WITH NO CHAIN AND IMMEDIATE VACANT POSSESSION - A STUNNING, TASTEFULLY PRESENTED SECOND FLOOR TWO BEDROOMED APARTMENT SITUATED IN THIS VERY WELL MAINTAINED DEVELOPMENT WITH LOVELY COMMUNAL GARDENS, CLOSE TO THE OPEN SPACES OF BECKETTS PARK AND AROUND A 10 MINUTE WALK INTO HEADINGLEY AND IT'S EXTENSIVE AMENITIES, SHOPS, BARS AND RSETAURANTS.

This lovely home comprises an entrance hall with attractive wood laminate flooring extending into the lounge and kitchen, the lounge enjoying double aspect windows, semi-open plan to the modern fitted kitchen with integrated appliances. The master bedroom has built-in wardrobes and an en-suite shower room w/c, the second double bedroom, currently being used as an office/music room, features a balcony enjoying lovely views and finally, the house bathroom w/c is tastefully tiled with a shower over the bath.

Outside, the development has extensive beautifully maintained communal gardens and there is an allocated parking space. The property is leasehold with a 250 year lease from 2007, the ground rent is £185 p/a and an estimated service charge for 2026 of £2,083 p/a. Point to note - The photographs were taken in the summer of 2025 with the seller's furniture in place. Internal viewing strongly advised of this lovely home, ideal as a first home.





Floor Plan

Approx. 64.5 sq. metres (694.1 sq. feet)



Total area: approx. 64.5 sq. metres (694.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.



Tenure	Leasehold The property is leasehold with a 250 year lease from 2007, the ground rent is £185 p/a and the service charge, £1,916 p/a.
Council Tax Band	C
Possession	Vacant possession on completion
Offer procedure	If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.
Viewings	All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.
Appliances/Services	None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract.
Intending purchasers must rely upon their own inspection of the property.

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