

Castlehill

Estate & Letting Agents

7 Cherry Court, Leeds
LS6 2WB

£189,950 Region



■ Two Bedroomed Ground Floor Apartment

■ Modern Development in Headingley/Meanwood

■ Super Location - Waitrose Superstore, Bars & Shops a minutes walk!

■ Long Lease of 999 years!

■ No Chain & Immediate Vacant Possession



A MODERN TWO BEDROOMED GROUND FLOOR FLAT, WITHIN THIS ATTRACTIVE DEVELOPMENT, A SOUGHT-AFTER LEAFY LOCATION & HIGHLY CONVENIENT, A FEW MINUTES WALK TO MEANWOOD'S WAITROSE SUPERSTORE, FASHIONABLE BARS & RESTAURANTS AND WITHIN EASY REACH OF MUCH MORE IN THE CENTRE OF HEADINGLEY! LEEDS CITY CENTRE LESS THAN 3 MILES AWAY!

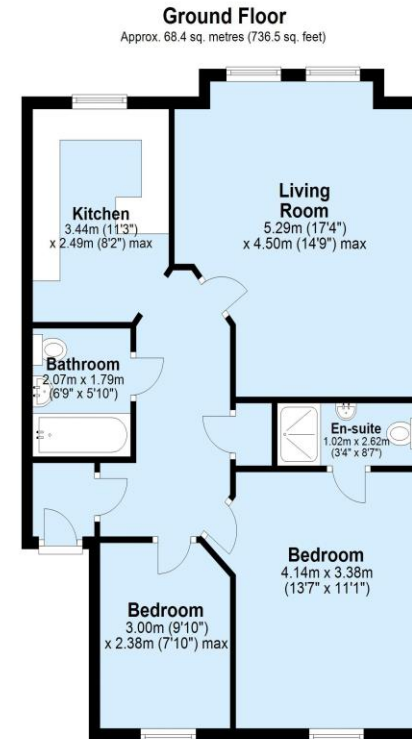
Offered with no onward chain, an ideal first home purchase or for investment with contents available by separate negotiation, helping to keep a buyers setting up costs to a minimum! The property benefits from its own private garage and the remaining spacious accommodation comprises; a communal entrance hall, a good sized lounge and dining area, a modern fitted separate kitchen, an en suite bedroom with shower & wc and with built-in wardrobes, a second bedroom/study and a further modern bathroom suite & wc. Externally there are neatly maintained communal gardens and some communal shared parking.

The property is a leasehold with an attractive long lease of 999 years from March 2001. We understand the service charge is paid 'half yearly' and is currently £855.24 with buildings insurance included and the ground rent is £150 p/a.

A must see, suitable for a range of buyers and with its best feature being so close to lots of attractive local amenities and open spaces of Meanwood Park!! The property is being sold subject to the existing tenancy agreements.







Total area: approx. 68.4 sq. metres (736.5 sq. feet)

Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Tenure

Leasehold

Council Tax Band

C

Possession

Sold subject to tenancies

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.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 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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