



- Lovely ground floor apartment
- One double bedroom
- Open plan lounge, kitchen dining area
- Parking and garage with electric door
- Popular residential location
- No chain, ideal first home



A LOVELY ONE BEDROOMED GROUND FLOOR APARTMENT WITH PARKING AND A GARAGE, SITUATED IN THIS ATTRACTIVE DEVELOPMENT, IN THE POPULAR WOODLEA ESTATE, OVERLOOKING WOODLAND TO THE REAR, IN WALKING DISTANCE TO LOCAL SCHOOLS AND POPULAR AMENITIES INCLUDING THE RESTARAUNTS, BARS AND PUBS OF MEANWOOD, WAITROSE, ALDI AND SAINBURY'S SUPERMARKETS AND DAVID LLOYD HEALTH CLUB, WITH GOOD LINKS TO THE CITY CENTRE AND ONTO THE OUTER RING ROAD.

Offered with no chain, ideal as a first home or for investment, featuring UPVC double glazing, electric heating and hot water (no gas); the accommodation comprises an entrance hall with a large storage cupboard off, ideal for coats, shoes, cleaning equipment etc, an open plan lounge, kitchen and dining area with double doors opening onto the communal gardens to the rear, a double bedroom with a fitted wardrobe and a bathroom w/c. Outside, there is a good sized single garage with an electric up and over door with lighting and power and a parking space in front of the garage. There are well tended, largely lawned communal gardens and this property enjoys direct access from the lounge onto a small patio and well maintained gardens which we are advised is used by only a small number of other residents.

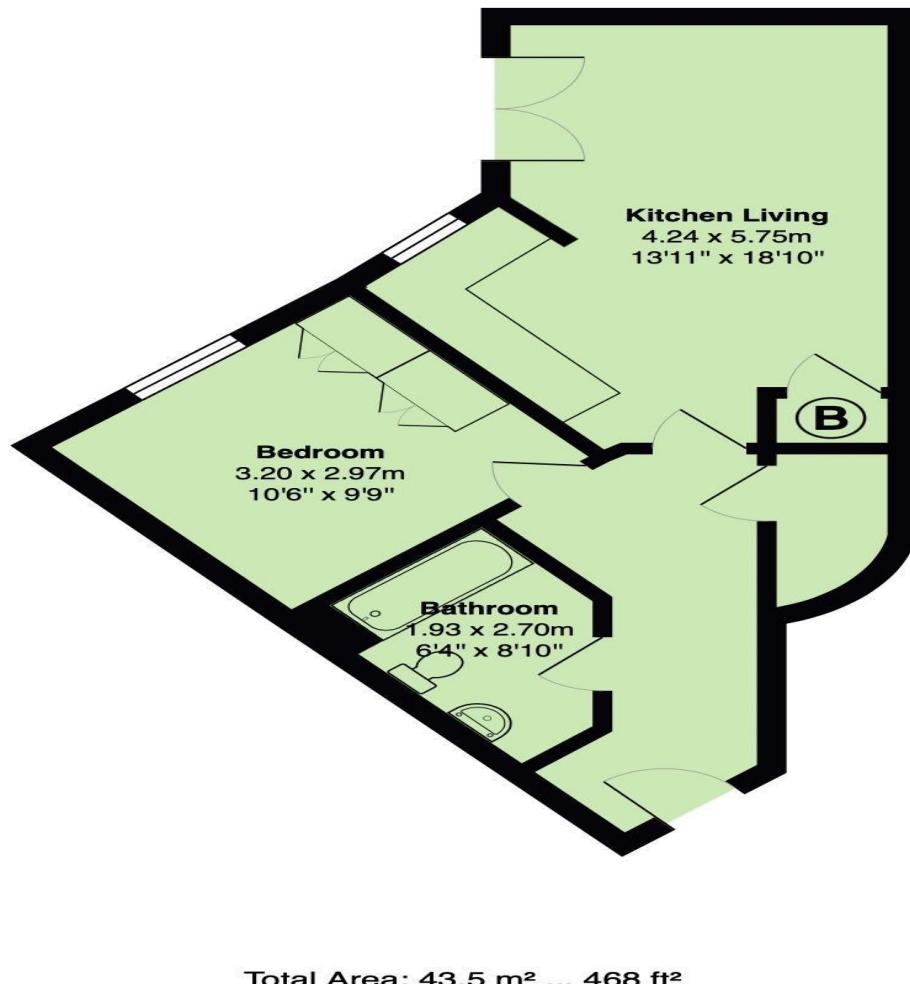
There is a bridle path to the rear of the development, leading to the popular Meanwood Valley trail.

The property is leasehold with a long 999 year lease from 2001 and a reasonable service charge of £1,075 p/a and a ground rent of £150 p/a. There is a security alarm and a door entry system.

Internal viewing strongly advised, with neutral decor, ready for buyers to move into.







Tenure
Leasehold
Council Tax Band
B

Possession
Sold subject to vacant possession

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

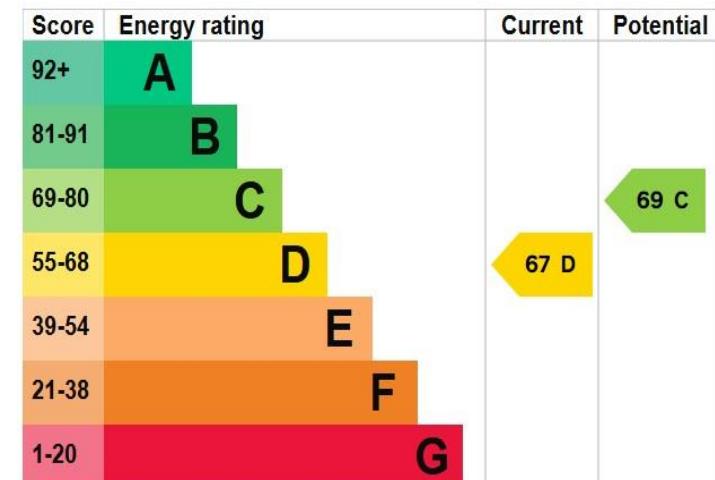
All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

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.



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.