



34 Woodlands The Spinney, Moortown, Leeds, LS17 6TQ

Chain Free £50,000

***** PRICED TO SELL *** CHAIN FREE *** LARGER-STYLE APARTMENT ***** Enjoying south facing garden views with larger internal living space than other one bedroom apartments in the complex. This is an excellent one bedroom, second floor retirement flat in this very popular block off Street Lane. Facilities include residents lounge, laundry, bookable guest suite, managers office, maintained and pleasant gardens, security entry phone, lift to upper floors, Careline emergency alert system, off-peak heating and double glazing. Accommodation includes hall, lounge with south facing garden views, fitted kitchen, double sized bedroom with built in wardrobes, shower room. EPC rating C. Purchasers must be over 60 years of age.

GROUND FLOOR

Security entry phone system to:

COMMUNAL ENTRANCE

Automatic lift to all floors, beautiful residents lounge, communal laundry, bookable guest suite, manager's office

SECOND FLOOR

Private door to apartment No 34

HALL

Built in cloak cupboards, security handset, coving

LOUNGE

15'5" x 13'1" (4.7 x 4.0)



Two electric storage heaters, uPVC double glazed south facing window overlooking the gardens, coving, emergency Careline pull chord

KITCHEN

10'5" x 6'6" (3.2 x 2.0)



Range of fitted units of wood doors and corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, ceramic splash back tiling, laminate flooring, extractor

DOUBLE BEDROOM

14'1" x 8'10" (4.3 x 2.7)



With built in wardrobes, electric storage heater, uPVC double glazed window

SHOWER ROOM



Wet room with shower cubicle and seating, low WC, vanity wash basin, ceramic tiled walls

OUTSIDE

Maintained grounds, shared parking, garages, if available, are on a rental basis

TENURE

Leasehold - 125 years from 1987 (approx 89 years remaining)
Ground rent - £359.04 per annum
Service charge currently £3300 per annum

COUNCIL TAX

Band B

HOW TO GET THERE

From our office on Moortown corner, turn onto Street Lane where Woodlands will be found shortly on the left hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.



GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

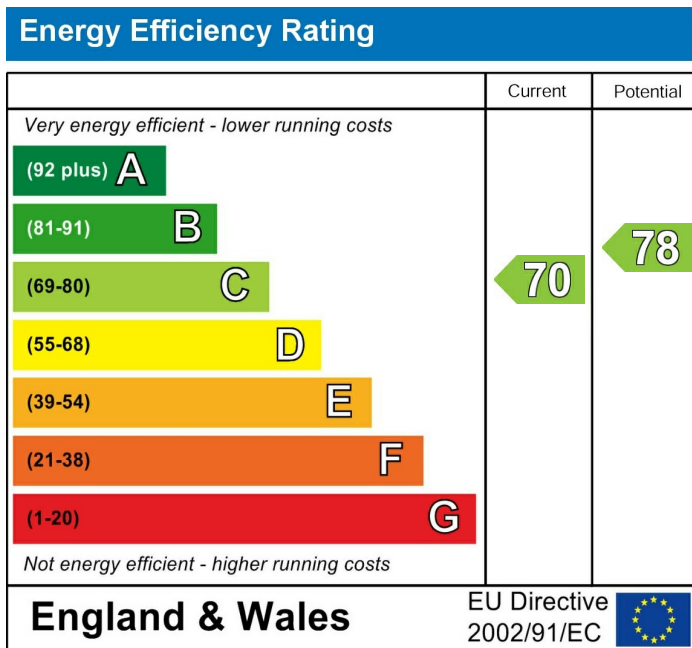
FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 28/09/2023 - 15/11/2023 - 17/01/2024

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



SECOND FLOOR

