



**26 Woodlands The Spinney, Moortown, Leeds, LS17 6TQ**

**Offers In The Region Of £69,995**

Available with no chain. Renovated interiors including new carpets and decorating. This is an excellent one bedroom, first floor retirement apartment in this very popular block off Street Lane. Facilities include residents lounge, laundry, bookable guest suite, wardens office, maintained and pleasant gardens, entry phone system, lift to upper floors, Careline emergency alert system, off-peak heating and double glazing. Accommodation includes hall, lounge, fitted kitchen, double-sized bedroom with built in wardrobes, bathroom. Purchaser must be over 60 years of age. EPC rating B.

## GROUND FLOOR

Security entry phone system to

## COMMUNAL ENTRANCE

Automatic lift to all floors, beautiful residents lounge, communal laundry, bookable guest suite, wardens office

## FIRST FLOOR

Private door to apartment No 26

## HALL

Built in cloak cupboards with sliding doors, security handset, coving

## LOUNGE

10'2" x 17'8" (3.1 x 5.4)



Newly fitted carpets, two electric storage heaters, uPVC double glazed window, coving, emergency Careline pull-chord

## KITCHEN

6'6" x 7'10" (2.0 x 2.4)



Range of fitted units of wood doors and corresponding work tops, built in oven, 4-ring electric hob, stainless steel 1.5 bowl sink with mixer tap and drainer, ceramic tiled walls, extractor

## DOUBLE BEDROOM

13'9" max into wardrobe x 9'2" (4.2 max into wardrobe x 2.8)



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

## BATHROOM



Cream suite of panelled bath, low WC, vanity wash basin, ceramic tiled walls and floor

## OUTSIDE



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



## TENURE

Leasehold - approx 88 years remaining  
Ground rent - currently £370 per annum  
Service charge - currently £3600 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.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## First Floor

Approx 40.8 sq m (439 sq ft)

