



33 Sandringham Court, Sandringham Drive, Alwoodley, Leeds, LS17 8UJ

Chain Free £165,000

NO CHAIN - A great opportunity for first time buyers and investors. This is a well presented two bedroom, two bathroom first floor apartment with secure underground parking. The property has uPVC double glazing and electric heating, EPC rating B.

Accommodation comprises open plan fitted dining kitchen with living room, Juliet balcony, two bedrooms; one with en-suite and a house bathroom. The property benefits from video entry system and communal gardens. Excellent location close to Moortown amenities and with easy access to transport links to the Ring Road and city centre.

GROUND FLOOR

Video entry system to

FIRST FLOOR LANDING

Door to apartment No 33

ENTRANCE HALL

Built in cloak cupboard, electric storage heater

OPEN PLAN LIVING ROOM / DINING KITCHEN

23'3" x 12'5" (7.1 x 3.8)



Comprising of

KITCHEN AREA



Range of fitted units with corresponding work tops, inset stainless steel 1.5 bowl sink unit with drainer and mixer tap, stainless steel extractor hood, built in oven and hob, plumbed for washing machine, breakfast bar, wood effect laminate flooring, uPVC double glazed window to the side

KITCHEN AREA



LIVING AREA



uPVC double glazed French doors with Juliet balcony, electric storage heater

LIVING AREA



LIVING AREA



BEDROOM 2

6'10" x 10'5" (2.1 x 3.2)



MASTER BEDROOM SUITE

Comprising

BEDROOM 1

10'5" x 11'5" (3.2 x 3.5)



uPVC double glazed window to the rear, built in double wardrobe, wall mounted electric convection heater

EN-SUITE SHOWER ROOM

6'6" x 5'2" (2.0 x 1.6)



White suite, low flush WC, pedestal wash basin, walk-in shower cubicle, splash back tiling, heated towel rail

uPVC double glazed window to the rear

BATHROOM

7'6" x 6'10" max (2.3 x 2.1 max)



White suite consisting of panelled bath with hand shower, pedestal wash basin, low flush WC, fully tiled floor and walls, heated towel rail, airing cupboard with electric water immersion tank

OUTSIDE

Communal maintained grounds with visitor and other parking bays

UNDER CROFT PARKING

The apartment benefits from an allocated parking bay located in the basement level under croft parking garage

TENURE

Leasehold 125 years from 2006 (approx 107 years remaining)
Ground rent: currently £250 per annum (reviewed every 25 years)
Service charge: currently £1,541.52 per annum

COUNCIL TAX

Band C



HOW TO GET THERE

Approached from the Ring Road between Harrogate Road and Shadwell Lane, turn into Sandringham Gardens and then turn left into Sandringham Drive where Sandringham Court will be found 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 65.0 sq. metres (699.8 sq. feet)

