



## 18 Tay Court Falkland Rise, Moortown, Leeds, LS17 6UZ

**Chain Free £212,500**

NO CHAIN. Located on the Moortown/Chapel Allerton border, this is a well presented two bedroom, two bathroom, third floor apartment. With lift and allocated parking, fully double glazed and gas central heating system, EPC rating C. Accommodation includes security ground floor entry to the communal foyer, lift and stairs to the third floor. Private hallway, lounge, fitted kitchen, two double sized bedrooms, master bedroom with en-suite shower room, bathroom.

The apartment complex is conveniently located close to Harrogate Road providing excellent travel links to Leeds city centre and St James Hospital. Excellent schools close-by with supermarkets and restaurants located on the nearby Stainburn parade.



## GROUND FLOOR

Secure communal entrance with security entry into

## COMMUNAL FOYER

Stairs and lift to all floors

## THIRD FLOOR

Private door to apartment No 18

## HALL

Store cupboard

## LOUNGE

22'11" max x 10'2" (7.0 max x 3.1)



Double glazed double doors opening to Juliet balcony, central heating radiator

## LOUNGE



## KITCHEN

12'5" x 6'10" (3.8 x 2.1)



Range of fitted units with corresponding work tops, stainless steel sink unit with mixer tap and drainer, plumbed for washing machine, plumbed for dishwasher, built in oven, electric hob with extractor above, uPVC double glazed window, ceramic tiled floor, gas fired combi water and central heating boiler

## BEDROOM 1

13'1" x 9'10" (4.0 x 3.0)



uPVC double glazed window, central heating radiator



## EN-SUITE SHOWER ROOM

7'10" x 5'2" max (2.4 x 1.6 max)



White suite of walk-in shower cubicle, low WC, pedestal wash basin, partly ceramic tiled walls and floor

## BEDROOM 2

20'0" max x 8'6" (6.1 max x 2.6)



uPVC double glazed window, central heating radiator

## BATHROOM

6'2" x 6'6" (1.9 x 2.0)



White suite of panelled bath with wall mounted electric shower, low WC, pedestal wash basin, part ceramic tiled walls, ceramic tiled floor

## OUTSIDE

Maintained grounds, allocated parking space, shared visitor parking

## TENURE

Leasehold - 189 years from 1999 (approx 163 years remaining)

Ground rent - Currently £100 per annum

Service charge - Currently £2208.48 per annum

## COUNCIL TAX

Band C

## HOW TO GET THERE

From Harrogate Road turn into Falkland Mount and right into Falkland Rise

## 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.

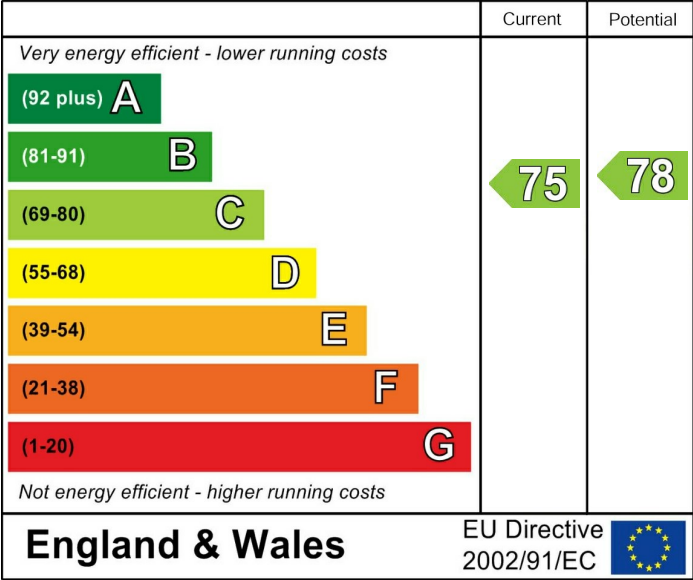
PC - 05/03/2025

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



Energy Efficiency Rating



### Third Floor

Approx. 74.7 sq. metres (804.1 sq. feet)

