



**7 Richmond House, Street Lane, Roundhay, Leeds, LS8 1BW**

**Chain Free £95,000**

NO CHAIN - An excellent one double bedroom ground floor apartment in this highly regarded retirement complex off Street Lane. Close to the popular Street Lane shopping parades, Canal Gardens and Roundhay Park. Electric off-peak heating, EPC rating C. Communal features include security entry phone system into reception lobby, resident warden, communal lounge, bookable guest suite and laundry room.

Private entrance to apartment No 7, hallway and store room, dual-aspect living room, fitted kitchen with window, shower room, double bedroom with wardrobes. Maintained grounds and shared parking. Purchasers must be aged 60 or over.



## GROUND FLOOR

### COMMUNAL FOYER

Reception lobby, warden's office, communal lounge and conservatory, bookable guest suite, laundry room, elevator to upper floors

### COMMUNAL LOUNGE



### COMMUNAL LOUNGE



### APARTMENT No 7

Private ground floor entrance to apartment No 7. The apartment is conveniently located close to the entrance of the complex, so the walk to the flat is shorter than average

### HALL

Spacious storage cupboard housing water immersion tank, Careline emergency pull-chord

### LOUNGE

13'5" max x 13'5" (4.1 max x 4.1)



With dual aspect outlook onto private grounds via the timber framed windows to the side and rear, electric storage heater, electric convection heater. Opening to the kitchen

### LOUNGE



### KITCHEN

7'2" x 5'2" (2.2 x 1.6)



Range of fitted units with corresponding work tops, inset sink, built in oven and electric hob, timber framed window





## BEDROOM

12'1" x 9'6" (3.7 x 2.9)



Built in wardrobes, electric storage heater, timber framed window

## SHOWER ROOM

6'10" x 5'6" (2.1 x 1.7)



White suite wetroom featuring shower area with fixed seat, vanity wash basin, low WC, heated towel rail, ceramic tiled walls

## OUTSIDE



Maintained grounds, shared parking

## CAR PARK



## TENURE

Leasehold - 125 years from 1992 (approx 92 years remaining)  
Ground rent - currently £458 per annum  
Service charge - currently £2688 per annum which includes water rates

## COUNCIL TAX

Band C

## HOW TO GET THERE

Richmond House is situated on Street Lane close to Canal Gardens and Roundhay Park. Access to the car park and entrance is via Ingledew Drive

## 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**

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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	



### Ground Floor

Approx. 39.3 sq. metres (422.9 sq. feet)

