



**24 Primrose Court, Primley Park View, Alwoodley, Leeds, LS17 7UY**

**Chain Free £85,000**

NO CHAIN - A superb one bedroom first floor retirement apartment in this very popular and well-maintained development having communal lounge, conservatory, laundry room, day manager, emergency Careline alert system and bookable guest suite. Lifts to all floors, security entry phone system, uPVC double glazing and off-peak heating, EPC rating B.

The apartment briefly comprises hall, fine lounge, modern fitted kitchen, double bedroom with built in wardrobes, recently installed shower room. Maintained grounds. Purchasers must be aged 60 or above.



## GROUND FLOOR

Security voice entry phone to

## COMMUNAL ENTRANCE

## COMMUNAL LOUNGE

A beautiful area to meet with other apartment residents and guests. Elevator and stairs to upper floors

## FIRST FLOOR

Door to apartment No 24

## ENTRANCE HALL

Coving, spacious storage cupboard

## FINE LOUNGE

23'3" x 10'9" max (7.1 x 3.3 max)



Coving, electric off-peak storage heater, wooden fire surround with marble inset, uPVC double glazed window, glazed double doors leading into the kitchen

## FITTED KITCHEN

8'6" x 8'2" max (2.6 x 2.5 max)



Recently installed range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, dishwasher and fridge, uPVC double glazed window

## DOUBLE BEDROOM

15'8" x 9'2" (4.8 x 2.8)



Built in wardrobes, electric off-peak storage heater, uPVC double glazed window

## MODERN SHOWER ROOM

6'6" x 5'6" (2.0 x 1.7)



Walk-in shower cubicle, low WC, vanity wash basin

## OUTSIDE

Maintained grounds, shared and visitor parking

## TENURE

Leasehold expires 2127 (approx 100 years remaining)

Ground rent - currently £557 per annum

Service charge - currently £1535 per annum

## COUNCIL TAX

Band C

## HOW TO GET THERE

From Harrogate Road turn into Primley Park View where Primrose Court is immediately on the right 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.

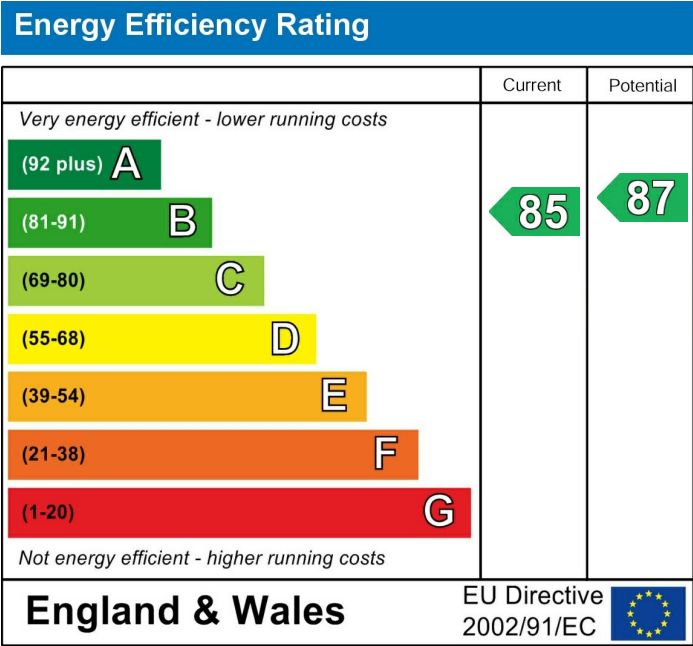
**MEASUREMENTS**

All measurements quoted are approximate.

**FLOORPLAN**

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

**Alan Cooke Estate Agents Ltd**  
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## First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)

