



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

**Chain Free £82,500**

NO CHAIN - A superb one bedroom, second (top) floor retirement flat in this popular complex. Communal facilities include lounge, conservatory, laundry, day manager, Careline and bookable guest suite. Security entry phone system, automatic lift, uPVC double glazing, off peak storage heating. The apartment briefly comprises hall, 23' living room, fitted kitchen, double bedroom with wardrobes, bathroom with shower. Maintained grounds. EPC rating C. Purchaser must be over 60 years of age.

## GROUND FLOOR

### ENTRANCE

Security entry phone to the

### COMMUNAL RECEPTION HALL

Communal lounge, conservatory, bookable guest suite, laundry, Careline, day manager's office, automatic lift to upper floors

## SECOND FLOOR

Door to apartment No 58

### ENTRANCE HALL

Coving, access to the loft, large walk-in store/airing cupboard

### LIVING ROOM

23'5" x 10'9" max (7.14 x 3.30 max)



Coving, feature fire surround with inset marble, electric off-peak storage heater, uPVC double glazed window

### FITTED KITCHEN

7'6" x 7'8" average (2.31 x 2.36 average)



Range of units and work tops, stainless steel sink, built in oven and hob, extractor, wall tiling, uPVC double glazed window

## DOUBLE BEDROOM

15'8" x 8'11" (4.78 x 2.74)



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

## BATHROOM



Panelled bath with shower above, vanity wash basin, low WC, completed wall tiled, electric heater, heated towel rail

## OUTSIDE

Maintained grounds

## TENURE

Leasehold - Approx 99 years remaining  
Service charge - Currently £1508.78 per annum  
Ground rent - Currently £556.84 per annum

## COUNCIL TAX

Band C

## HOW TO GET THERE

From Harrogate Road turn into Primley Park View where Primrose Court is 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.

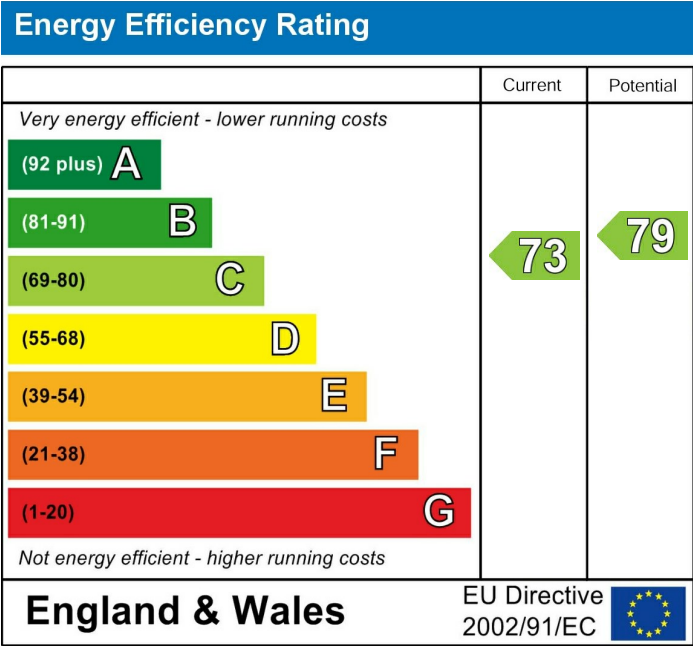
**MEASUREMENTS**

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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## Second Floor

Approx. 49.8 sq. metres (535.5 sq feet)

