



31 Robinwood Court, Roundhay, Leeds, LS8 1DZ

Chain Free £167,500

No Chain - Ideal for first time buyers and investors. Long 950+ year lease. This is a two bedroom, first floor apartment with garage. Well located close to the popular Street Lane shopping parades, Canal Gardens and Roundhay Park. Fully uPVC double glazed, gas combi central heating system, EPC rating C.

Accommodation includes communal entrance with stairs to all floors, private access to the apartment on the first floor. Hallway with cloak cupboard, open plan lounge and dining area, kitchen, two double bedrooms, bathroom.

Outside are maintained grounds, communal parking bays and a private garage.

GROUND FLOOR

Communal entrance into

COMMUNAL HALLWAY

Stairs to the upper floors

FIRST FLOOR

Private entrance to apartment No 31

HALLWAY

Cloaks cupboard

OPEN PLAN LOUNGE/DINING ROOM

Comprising

LOUNGE

19'4" into bay x 7'10" (5.9 into bay x 2.4)



uPVC double glazed bay window and uPVC double glazed window to the side, central heating radiator

DINING ROOM

9'10" x 8'10" (3.0 x 2.7)



Central heating radiator, door to the kitchen

KITCHEN

9'10" max x 7'6" (3.0 max x 2.3)



Range of fitted units with corresponding work tops, plumbed for washing machine, built in oven, gas hob, uPVC double glazed window, pantry cupboard, gas-fired combi water and central heating boiler

BEDROOM 1

12'1" x 9'10" (3.7 x 3.0)



uPVC double glazed window, central heating radiator

BEDROOM 2

7'10" x 9'10" (2.4 x 3.0)



uPVC double glazed window, central heating radiator



BATHROOM

5'6" x 6'2" (1.7 x 1.9)



White suite of panelled bath with wall mounted electric shower, low WC, pedestal wash basin

OUTSIDE

Maintained grounds, shared parking

GARAGE



No 15 - with up and over door

TENURE

Leasehold - 999 years from 1982 (approx 956 years remaining)
Service charge - Currently £1836 per annum
Ground rent - Nil

COUNCIL TAX

Band B

HOW TO GET THERE

From Street Lane turn onto Old Park Road, by Canal Gardens. Then turn right onto Park Villas where Robinwood Court is at the end

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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. 58.7 sq. metres (631.8 sq. feet)

