



### 36 Stoneleigh Court, Alwoodley, Leeds, LS17 8FN

**£279,950**

With stunning open plan reception room, high ceilings throughout, this is a wonderful two double bedroom penthouse apartment located in this exclusive secure gated development built by David Wilson Homes. Long lease of 970+ years remaining. Ideal for young professionals and investors. Fully uPVC double glazed, gas central heating system, EPC rating C. Accommodation includes security entry and stairs to the second floor. Private access to apartment leading to the hallway with cloaks, stunning open plan lounge/dining room with prominent Juliet balcony overlooking the quadrangle and beyond, fitted breakfast kitchen complete with full range of integrated appliances, master bedroom suite with built in wardrobes and en-suite shower room, recently installed bathroom and en-suite. Remote controlled security gates and designated parking.

## GROUND FLOOR

Secure communal entry door with security voice entry into

## COMMUNAL HALLWAY

Stairs to the upper floors

## SECOND FLOOR

Private entrance to apartment No 36

## HALLWAY



Spacious cloaks cupboard, central heating radiator, ceiling hatch access to the loft

## HALLWAY



## OPEN PLAN LOUNGE/DINING

20'8" x 20'8" max (6.3 x 6.3 max)



Superb open plan reception room with high ceilings and newly installed inset ceiling lighting. Zones include

## OPEN PLAN LOUNGE/DINING



uPVC double glazed window to the front, central heating radiator

## OPEN PLAN LOUNGE/DINING



## OPEN PLAN LOUNGE/DINING



## OPEN PLAN LOUNGE/DINING



## FITTED BREAKFAST KITCHEN

11'9" x 7'2" (3.6 x 2.2)



Superb modern range of fitted units and corresponding work tops with under-unit lighting. Integrated appliances include oven, electric hob, circular sink with adjacent circular drainer, dishwasher, washing machine, newly installed fridge/freezer. uPVC double glazed window, central heating radiator

## MASTER BEDROOM SUITE

Comprising

## BEDROOM

11'9" x 11'9" max (3.6 x 3.6 max)



uPVC double glazed window, built in wardrobes, central heating radiator

## EN-SUITE SHOWER ROOM



Newly installed suite of walk-in shower cubicle, low WC, pedestal wash basin, heated towel rail, ceramic tiled walls

## BEDROOM 2

11'5" x 8'10" (3.5 x 2.7 )



uPVC double glazed window, central heating radiator, built in wardrobes



## BATHROOM



Newly installed suite of panelled bath with wall shower, low WC, vanity wash basin, ceramic tiled walls

## OUTSIDE



Allocated parking bay adjacent to the communal entrance. Secure gated entrance to parking courtyard. Maintained grounds

## TENURE

Leasehold - Approx 976 years remaining

Service charge - currently £2088 per annum (includes buildings insurance)

Ground rent - currently £300 per annum, reviewed every 21 years (next review 2044)

## COUNCIL TAX

Band C

## HOW TO GET THERE



From Harrogate Road turn into Shadwell Lane, cross over the Ring Road, continue along and then turn right onto Stoneleigh Avenue where Stoneleigh Court is found 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

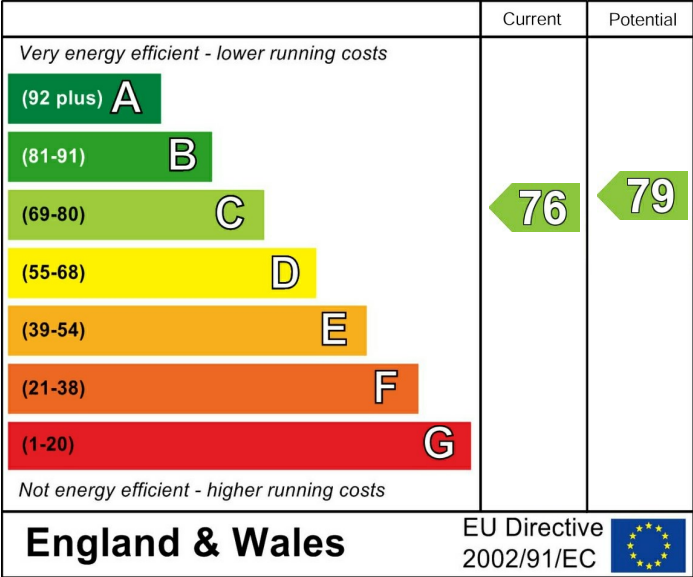
The floorplan is provided for general guidance and is not to scale.

**Alan Cooke Estate Agents Ltd**

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Energy Efficiency Rating



## Second Floor

Approx. 90.4 sq. metres (972.8 sq. feet)

