



18 Richmond House, Roundhay, Leeds, LS8 1BW

£102,000

A beautifully presented and ready to move in one double bedroom first floor apartment in this highly regarded sheltered complex off Street Lane, close to the popular Street Lane shopping parades, Canal Gardens and Roundhay Park. Fully double-glazed, electric off-peak heating and individual electric water heating. Communal features include a security entryphone system in the reception lobby, a resident warden, a communal lounge, a bookable guest suite, and a laundry room. Lift and stairs to first floor, Private entrance to apartment No 18, hallway with store room, dual-aspect spacious living/dining room, modern fitted kitchen with integrated appliances, deluxe shower room, double bedroom with built in wardrobe, fully tiled shower room. Maintained grounds, shared parking. PURCHASERS MUST BE OF RETIREMENT AGE. EPC Rating - C

GROUND FLOOR



LOUNGE

20'8" x 10'5" (6.3m x 3.2m)



COMMUNAL FOYER

Reception lobby, wardens office, communal living room and conservatory, bookable guest suite, laundry room, elevator and stairs to all floors.

FIRST FLOOR

APARTMENT NO 18

HALL



Spacious store cupboard

Dual aspect lounge with uPVC double-glazed windows offering a south-westerly aspect, an electric storage heater, and a wall-mounted electric heater. Opening to:

LOUNGE



KITCHEN

9'6" x 7'6" (2.9m x 2.3m)



Beautifully maintained Range of fitted units with corresponding worktops, integrated fridge and freezer, 1.5



bowl sink with mixer tap and drainer, built-in oven, microwave and electric hob, ceramic splashback tiling, ceramic tiled floor, uPVC double-glazed window.

BEDROOM

17'4" max x 8'6" (5.3m max x 2.6m)



Built in wardrobes, uPVC double glazed window, electric storage heater

SHOWER ROOM

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



Walk-in shower cubicle, low wc, pedestal washbasin, ceramic tiled walls,

OUTSIDE

Maintained grounds, shared parking

TENURE

Leasehold - 125 years from 8 April 1991 - 90 years remaining
Ground Rent - £412.12 per annum.
Service Charge - £2688 per annum paid quarterly.

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 via Ingledew Drive.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN

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

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.

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.

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.

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)

