



**31 Robinwood Court, Roundhay, Leeds, LS8 1DZ**

**Chain Free £145,000**

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.

PC - 25/09/2025

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## First Floor

Approx. 58.7 sq. metres (631.8 sq. feet)

