



Stoneacre  
Properties



## Station Square

Stanningley Pudsey, LS28 5GN

Asking Price £125,000





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## Entrance Hall

This ground floor flat benefits from well maintained communal area's, the front door to the apartment is solid wood and provides access to;

## Open Plan Living Space

With a modern kitchen with ample wall & base units, complementary work surfaces, French doors to a communal garden, the room also provides plenty of space for a dining table and sofa's etc.

## Bathroom

With a white three piece suite, a double glazed frosted window and neutral decoration.

## Bedroom 1

Neutrally decorated double bedroom

## Bedroom 2

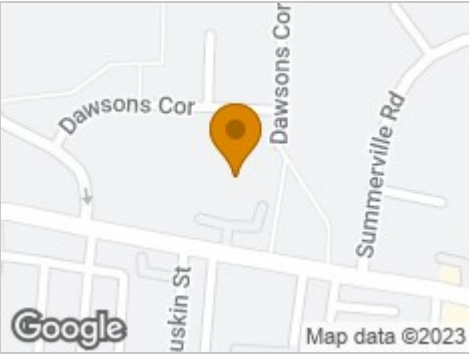
A further neutrally decorated double bedroom.

## Lease

We are advised by the vendor that the property is leasehold with approx 983 years remaining. The current service charge is approximately £1182 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



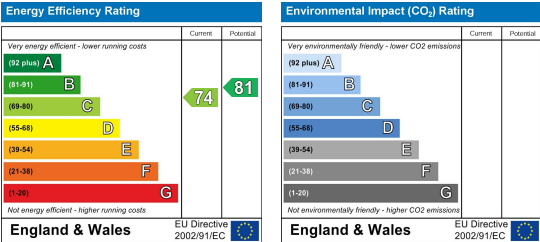
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.