



Stoneacre  
Properties



## Allerton Hill

Chapel Allerton Leeds, LS7 3NZ

Offers In Excess Of £260,000



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## Communal Entrance

The entrance to the apartment is approached via well maintained communal areas with a secure communal door system.

## Entrance Hall

Wooden flooring, entry system, alarm, low voltage inset spotlights, coved cornicing, storage cupboard with plumbing for washing machine, wall mounted boiler (not tested).

## Lounge/Diner/Kitchen

10'1" x 27'1" (3.09 x 8.28)

Lounge/dining area comprises wooden flooring, coved cornicing, radiator, low voltage inset spotlights, bay window with double glazed doors leading onto patio area. Kitchen is made up of a range of luxury fitted wall and base units, stainless steel sink unit, built in oven and four ring gas hob with extractor hood over, built in microwave, integrated fridge/freezer, integrated dishwasher, coved cornicing, further low voltage inset spotlights, and second double glazed door leading to large patio.

## Bedroom One

12'7" x 12'9" (3.86 x 3.9)

Double glazed window, radiator, fitted wardrobes, low voltage inset spotlights, coved cornicing.

## En-suite to bedroom one

Luxury suite comprising walk in shower cubicle, wash hand basin, low level wc, chrome heated towel rail, tiled flooring, low voltage inset spotlights.

## Bedroom Two

12'7" x 9'2" (3.86 x 2.8)

Second spacious double bedroom laid to carpet with radiator, double glazed window.

## Bathroom

Luxury suite comprising tiled bath with shower attachment and glass shower screen, wash hand basin, low level wc, low level inset spotlights, tiled walls, tiled flooring, chrome heated towel rail.

## External

The development is set within well maintained grounds and is approached via electric gates. There is also an allocated parking space in addition to visitors parking spaces.

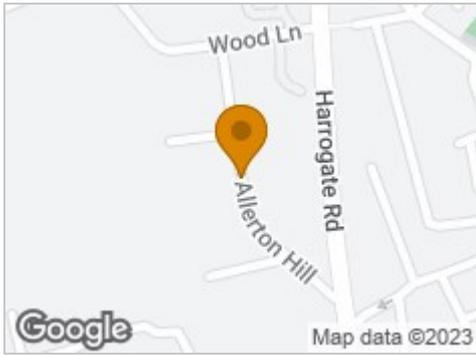
The flat also comes complete with a private patio area, unique to the flats within this development.

## Lease

We are advised by the vendor that the property is leasehold with 197 years remaining. The current service charge is approximately £1333.26 per annum and the ground rent is £0 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



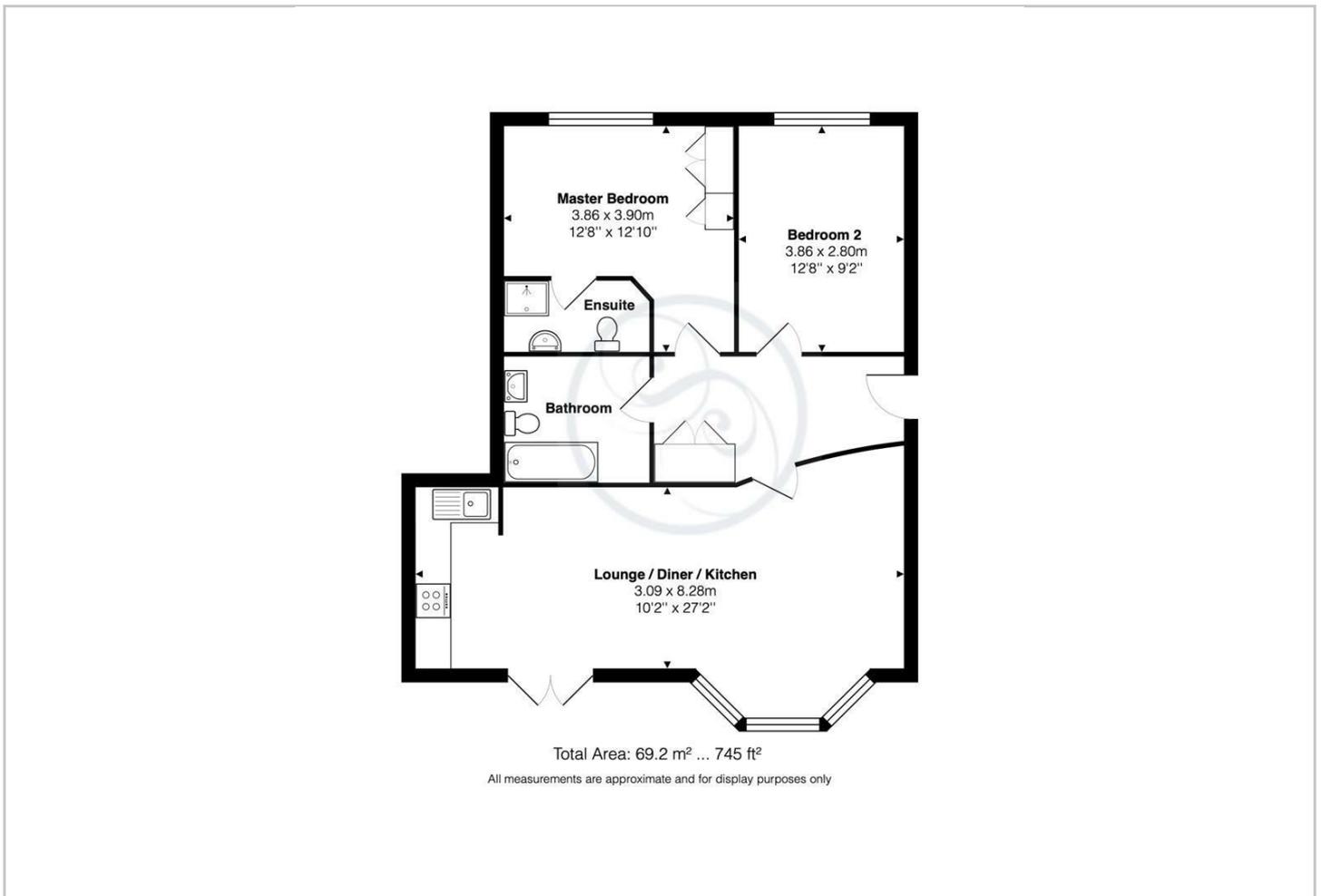
## Hybrid Map



## Terrain Map



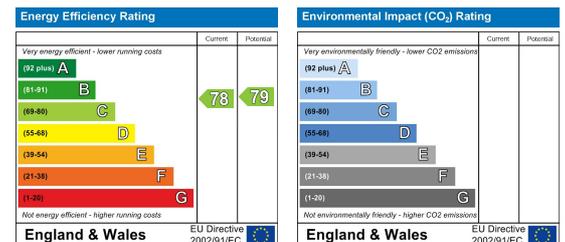
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.