



Stoneacre
Properties



St. Peters Street

Leeds, LS9 8BN

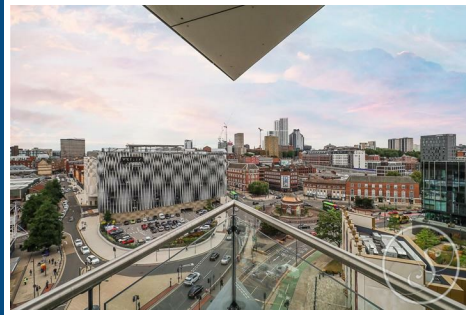
£230,000



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Entrance

The complex has secure entry with electric fob access and intercom system. Lift takes you up to the 8th floor.

Hallway

The front door of the flat leads into the Entrance Hallway which offers access throughout the flat as well as storage cupboard.

Lounge/Kitchen/Diner

24'1" x 20'2" (7.35 x 6.15)

Large open plan room is flooded with natural light via the large floor to ceiling windows. The room is complete with laminate flooring and offers ample space for a formal dining and sitting area. The Kitchen is made up of sleek gloss wall and base units and comprises fridge/freezer, hob with extractor above, oven, sink with drainer. Access is offered out to the balcony that offers views across Leeds City Centre.

Bedroom 1

10'9" x 11'1" (3.3 x 3.4)

Large double bedroom is laid to carpet and comprises large wardrobe that is fitted to the space. Room boasts an en-suite bathroom.

En-suite

Tiled en-suite comprises shower, toilet and sink.

Bedroom 2

8'3" x 9'6" (2.54 x 2.9)

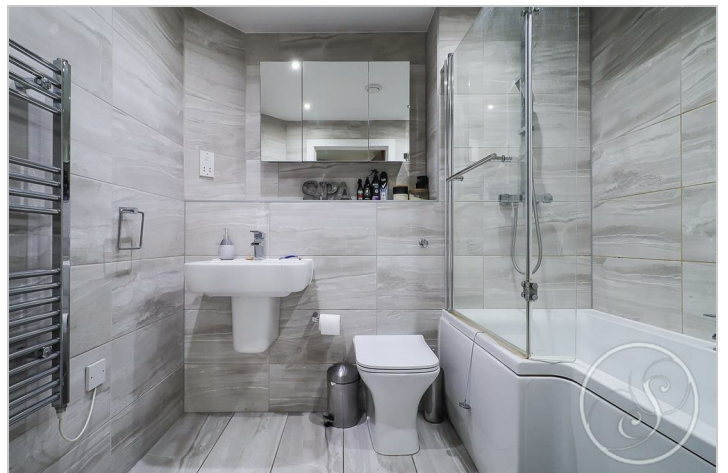
Second double bedroom laid to carpet with wardrobes.

Bathroom

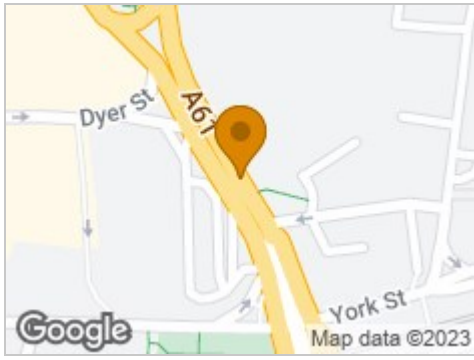
Main flat bathroom is tiled and comprises shower over bath, toilet and sink.

Lease

We are advised by the vendor that the property is leasehold with an original term of 125 years from 2009. The current service charge is approximately £2800 per annum and the ground rent is £250 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



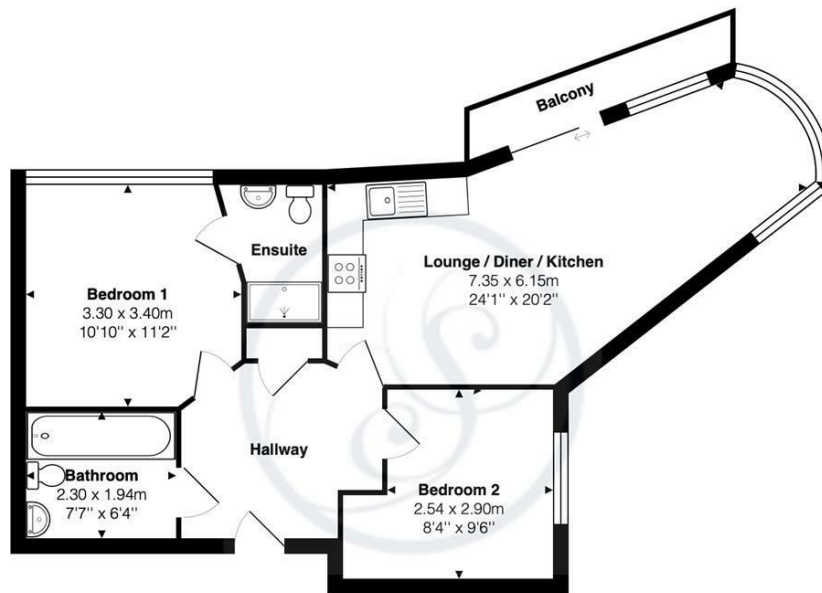
Hybrid Map



Terrain Map



Floor Plan



Skyline, St Peters Street, LS9 8BT

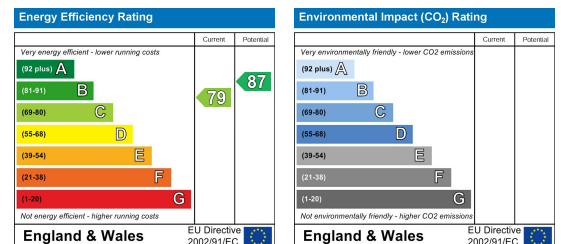
Total Area: 57.2 m² ... 615 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.