



Stoneacre  
Properties



## Regent Street

Chapel Allerton Leeds, LS7 4PE

£140,000



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## Entrance Hallway

Entrance Hallway offers access to the Lounge/Kitchen/Diner, bedroom and bathroom.

## Lounge/Kitchen/Diner

10'8" x 20'6" (3.27 x 6.25)

Open plan Lounge/Kitchen/Diner provides space for formal seating area, dining table, and the Kitchen is made up of white wall and base units and comprises integrated fridge/freezer, integrated oven, electric hob with extractor above, stainless steel bowl sink. Room features French Doors.

## Bedroom

8'10" x 13'7" (2.7 x 4.16)

Double bedroom is laid to carpet with window.

## Bathroom

Bathroom is partially tiled and comprises shower over tiled bath with glass shower screen, toilet and pedestal sink.

## Communal Areas

Well presented communal areas with code entry system.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years. The current service charge is £1450 per annum and this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



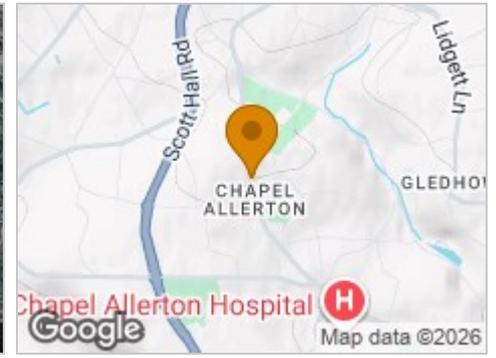
## Road Map



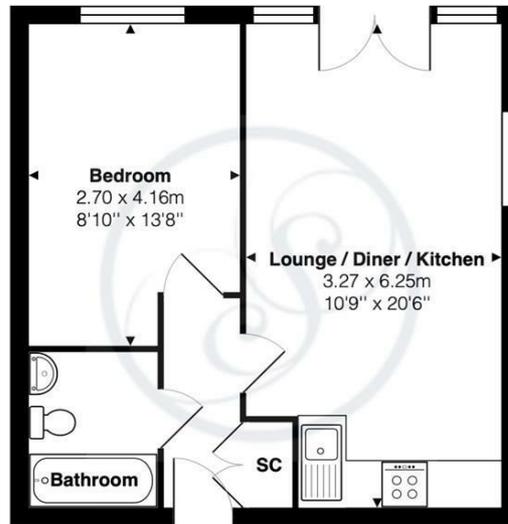
## Hybrid Map



## Terrain Map



## Floor Plan



2, Centre Point, 10, Regent Street, Chapel Allerton, LS7 4PE

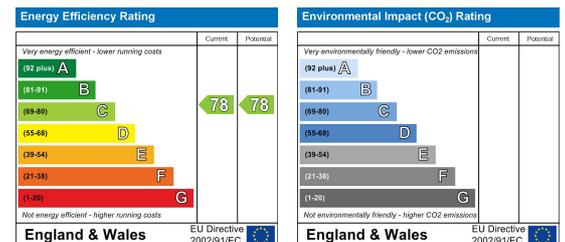
Total Area: 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and 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.