



Stoneacre  
Properties



## Oldfield Court

Chapel Allerton Leeds, LS7 4SZ

Offers In Excess Of £177,500



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## COMMUNAL ENTRANCE

Well presented communal areas with secure entrance, ground floor apartment entrance.

## ENTRANCE HALL

Wood effect laminate flooring, cupboard housing central heating boiler (replaced September 2018 and upgraded to Nest system), alarm panel, radiator.

## OPEN PLAN LOUNGE-DINER

Fantastic reception space offering ample natural light via two double glazed windows and double glazed patio doors with Juliet balcony, wood effect laminate flooring, two radiators, feature wall and bespoke shelving with concealed wiring for wall mounted television.

## KITCHEN

Range of fitted wall and base units with tiled splash back, stainless steel sink unit, built in oven and four ring electric hob with extractor hood over, space for freestanding fridge/freezer, tiled flooring, low voltage inset spotlights.

## BEDROOM

Double bedroom with double glazed window, radiator, wood effect laminate flooring.

## BATHROOM

Modern white suite comprising bath with shower over and screen, low level W.C., pedestal wash hand basin, part tiled walls, tiled floor, radiator, extractor fan.

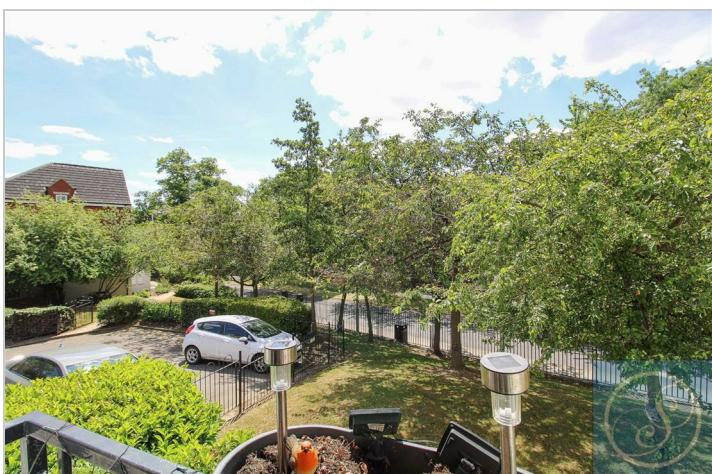
## EXTERNAL

The property benefits from access to communal gardens and an allocated parking space.

## LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 980 years remaining. The current service charge is approximately £950 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

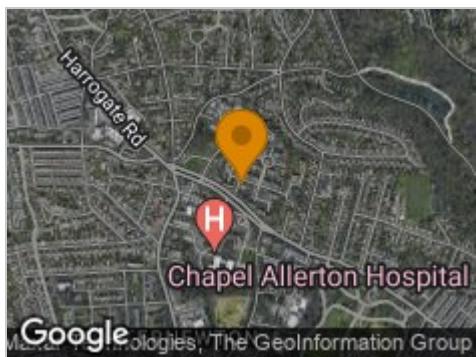
Photography from Summer 2020.



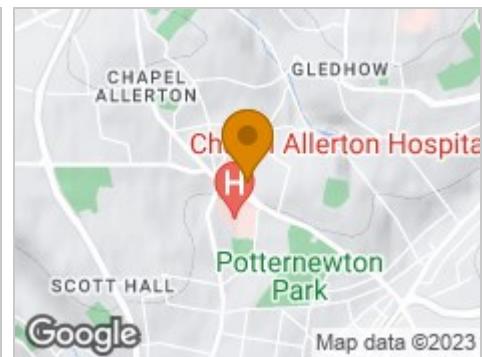
## Road Map



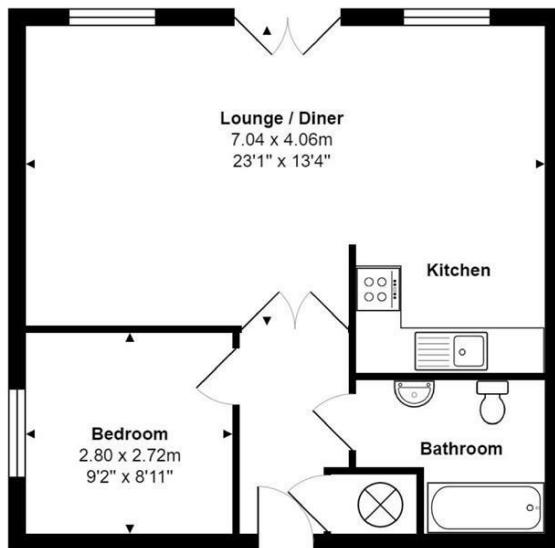
## Hybrid Map



## Terrain Map



## Floor Plan



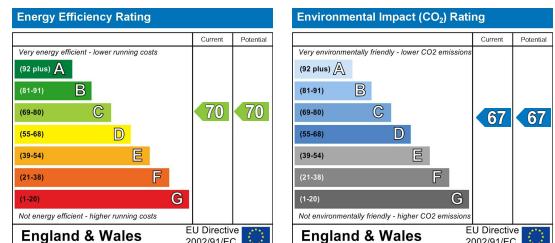
Total Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.