Stoneacre Properties



# Broadlands Gardens

Pudsey, LS28 9GD

## Offers Over £140,000

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### Entrance
The apartment block is entered via intercom entry system and stairs take you to the second floor. Entering the apartment you are welcomed into the entrance hallway which offers access throughout the flat.

### Lounge/Diner
Bright and airy open plan living space boasts wonderful panoramic windows that overlook the well maintained communal grounds as well as flooding the room with natural light. Ample space is offered for a formal seating area as well as a separate dining area. Leads through to the kitchen.

### Kitchen
Modern kitchen made up of wall and base units comprising integrated fridge/freezer, oven, hob with extractor above sink with drainer and plumbing for washing machine along with an abundance of storage space.

### Bedroom 1
Large spacious double bedroom laid to carpet with ample space for wardrobe / drawer storage. Room is complete with en-suite bathroom.

### En-suite
Comprising shower, toilet and sink.

### Bedroom 2
Second double bedroom laid to carpet.

### Bathroom
Part tiled bathroom with bath, toilet and sink.

### External
Externally, the property offers access to the communal grounds and comes with an allocated parking space.

### Lease
We are advised by the vendor that the property is leasehold with a term of approximately 104 years remaining. The current service charge is approximately £1440 per annum and ground rent is approximately £379 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.









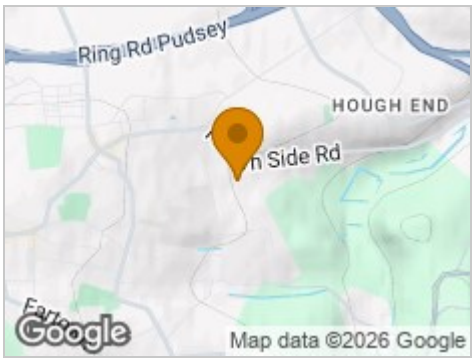
## Road Map



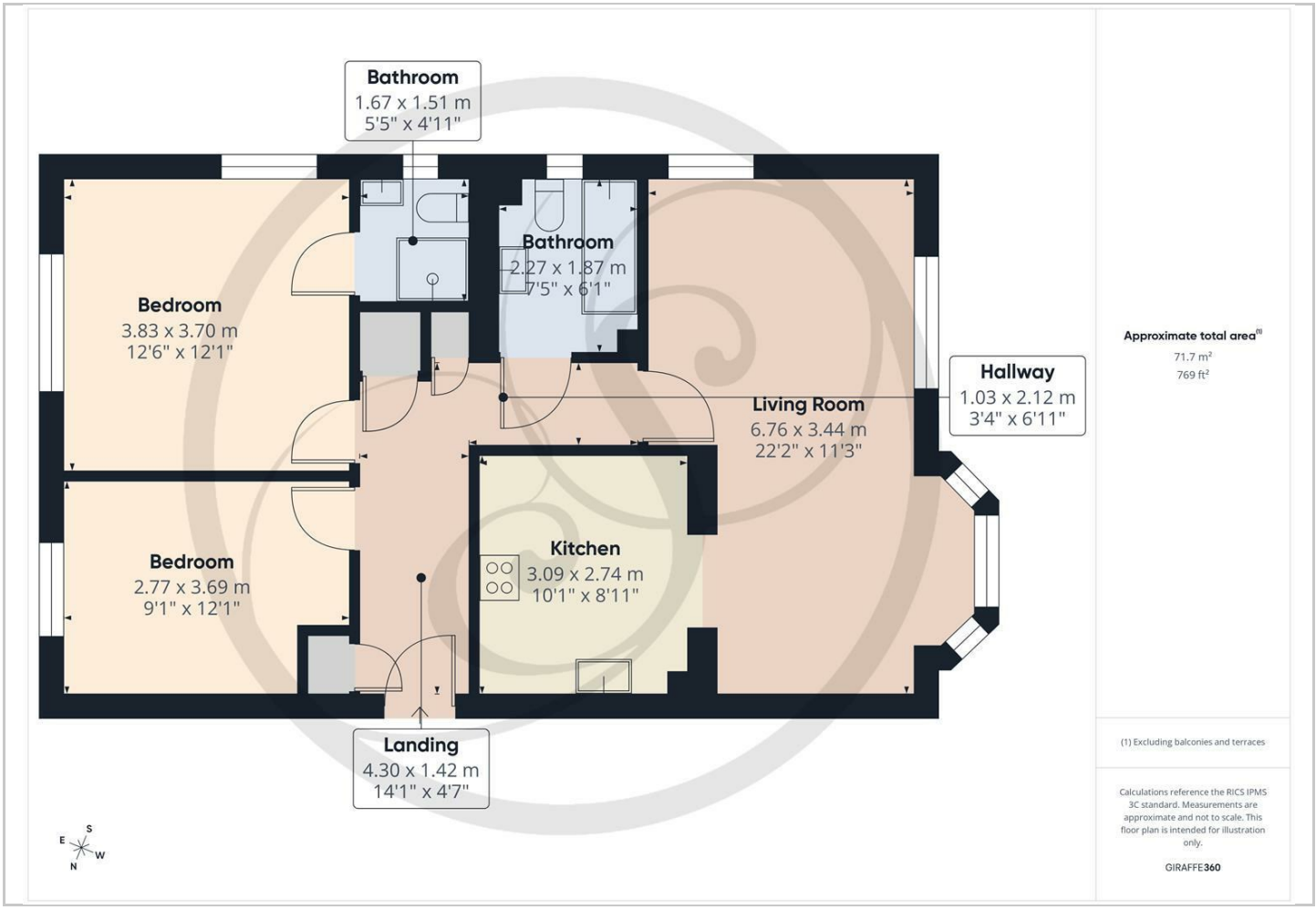

## Hybrid Map




## Terrain Map



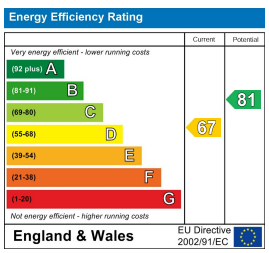

## Floor Plan

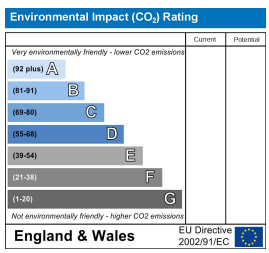



## Viewing

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.

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