



Stoneacre  
Properties



## Centre Point

10 Regent Street Chapel Allerton Leeds, LS7 4PE

£195,000



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## Entrance Hallway

Hard wood flooring, radiator, inset ceiling spot lighting, alarm panel. Double doors leading to storage cupboard housing fuse box and Glowworm boiler.

## Living Room

17'9" x 17'5" (5.4 x 5.3)

Three quarter high 4 part window with full length Juliet balcony overlooking Regent Street with glass and chrome balustrade, intercom telephone entry system, inset ceiling spot lighting, large radiator.

## Kitchen

10'2" x 6'11" (3.1 x 2.1)

A modern kitchen comprising a range of wall and base units with red gloss fronts and chrome handles with granite work surfaces over, integrated appliances include dishwasher, washing machine, electric oven with extraction unit over, integrated tall two-part fridge freezer, four ring hob, frosted splashback over, inset stainless steel sink and drainage area with mixer tap, under counter feature lighting, inset ceiling spotlights.

## Bedroom One

10'11" x 10'10" (3.33 x 3.30)

Double glazed window overlooking Regent Street, radiator.

## En-Suite Shower Room

7'1" x 2'7" (2.15 x 0.78)

Tiled flooring, inset ceiling spot lighting, low level wc with push button flush, wash hand basin with mixer tap, shower cubicle with glass folding screen and wall mounted adjustable shower with head, shaving power point, partial wall tiling, chrome heated towel radiator.

## Bedroom Two

10'5" x 10'2" (3.18 x 3.10)

Southwest facing double glazed window, radiator.

## House Bathroom

6'11" x 6'3" (2.1 x 1.9)

Tiled walls and flooring, fitted bath unit with taps and handheld shower attachment, extractor fan, inset ceiling spot lighting, low level wc with wall mounted push button flush, wash hand basin on pedestal with mixer tap, chrome heated towel radiator, shaving point.

## COMMUNAL AREAS

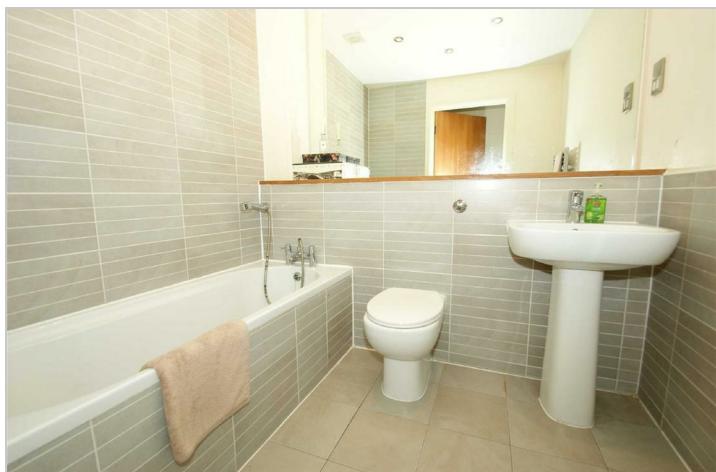
Well presented communal areas with code entry system with the flat situated on the first floor.

## EXTERNAL

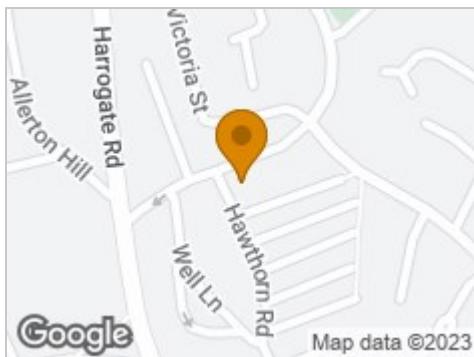
The property is sold with one allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 250 years (approx 250 remaining). The current service charge is £1200 per annum and ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



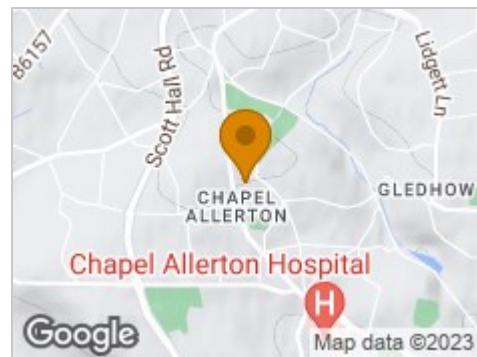
## Road Map



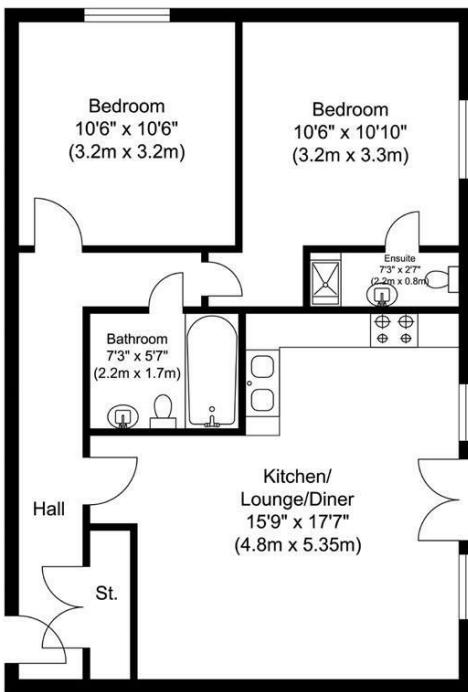
## Hybrid Map



## Terrain Map



## Floor Plan



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

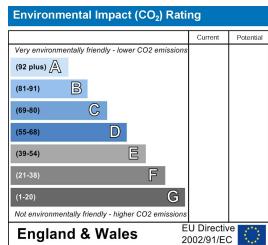
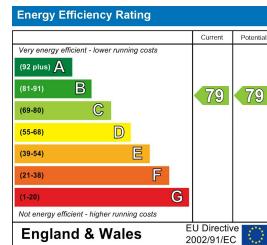
Approx Gross Internal Floor Area 63.05 sq. m (678.66 sq. ft.)

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

## 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.