



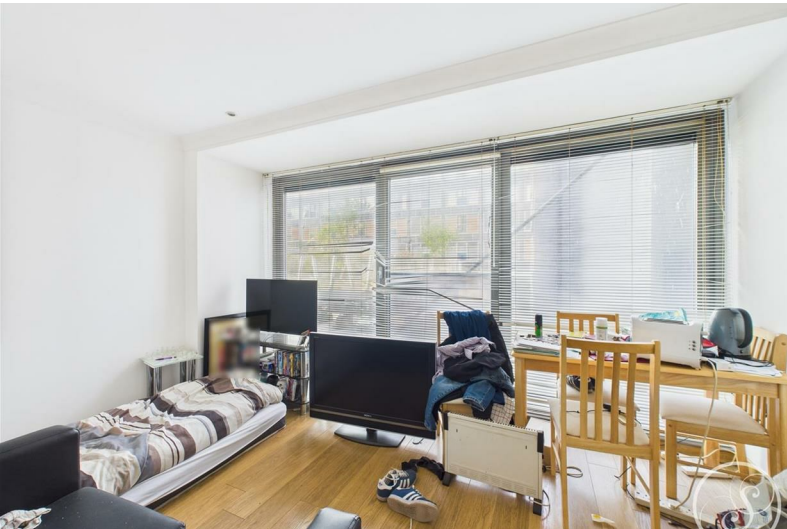
Stoneacre
Properties



11 Regent Street

Leeds, LS2 7QN

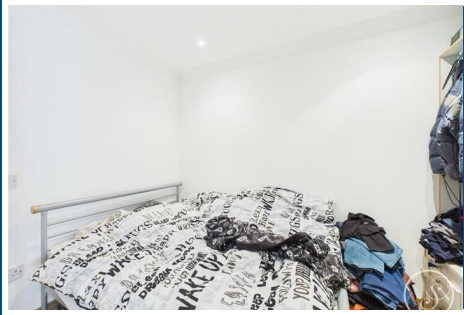
Offers Over £50,000



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Communal entrance

Secure entry system, postboxes with stairs/lift to first floor.

Kitchen/living/diner

Wood strip laminate flooring, wall mounted electric heater, double glazed floor to ceiling windows with sliding door and Juliette balcony. Kitchenette comprising stainless steel sink, two ring electric hob, oven and space for fridge.

Bedroom

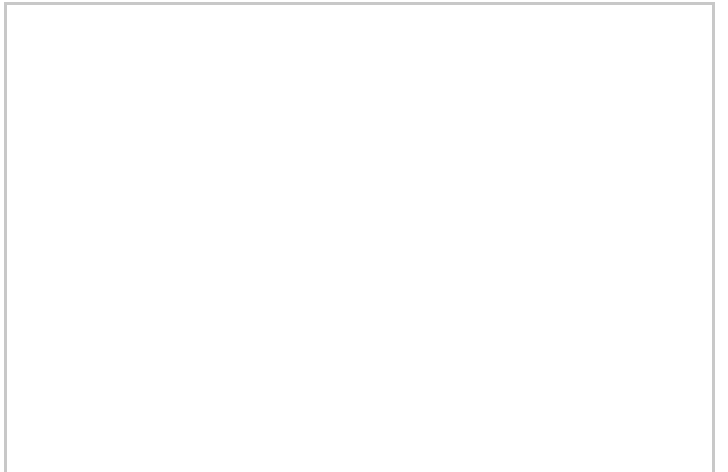
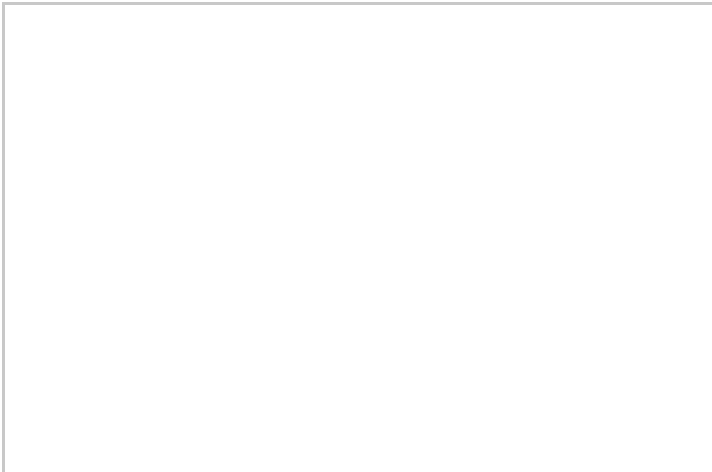
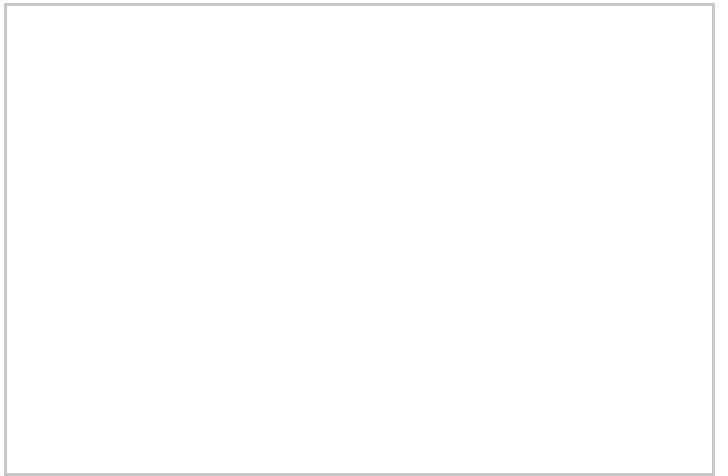
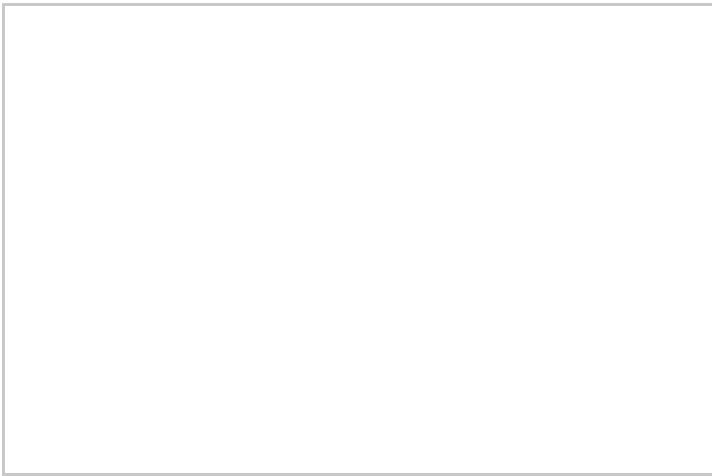
Wood strip laminate flooring, built in open wardrobe.

Bathroom

Shower room comprising W.C, hand wash basin and shower cubicle.

Lease

We are advised by the vendor that the property is leasehold with a term of approximately years remaining. The current service charge is approximately £1200 per annum and the ground rent is £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



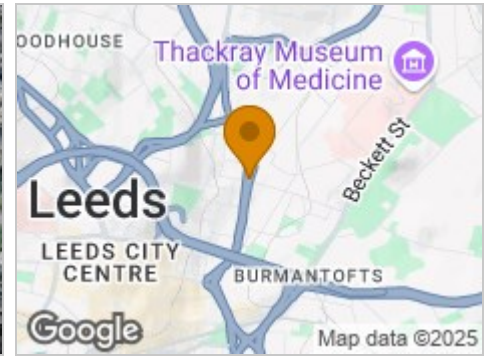
Road Map



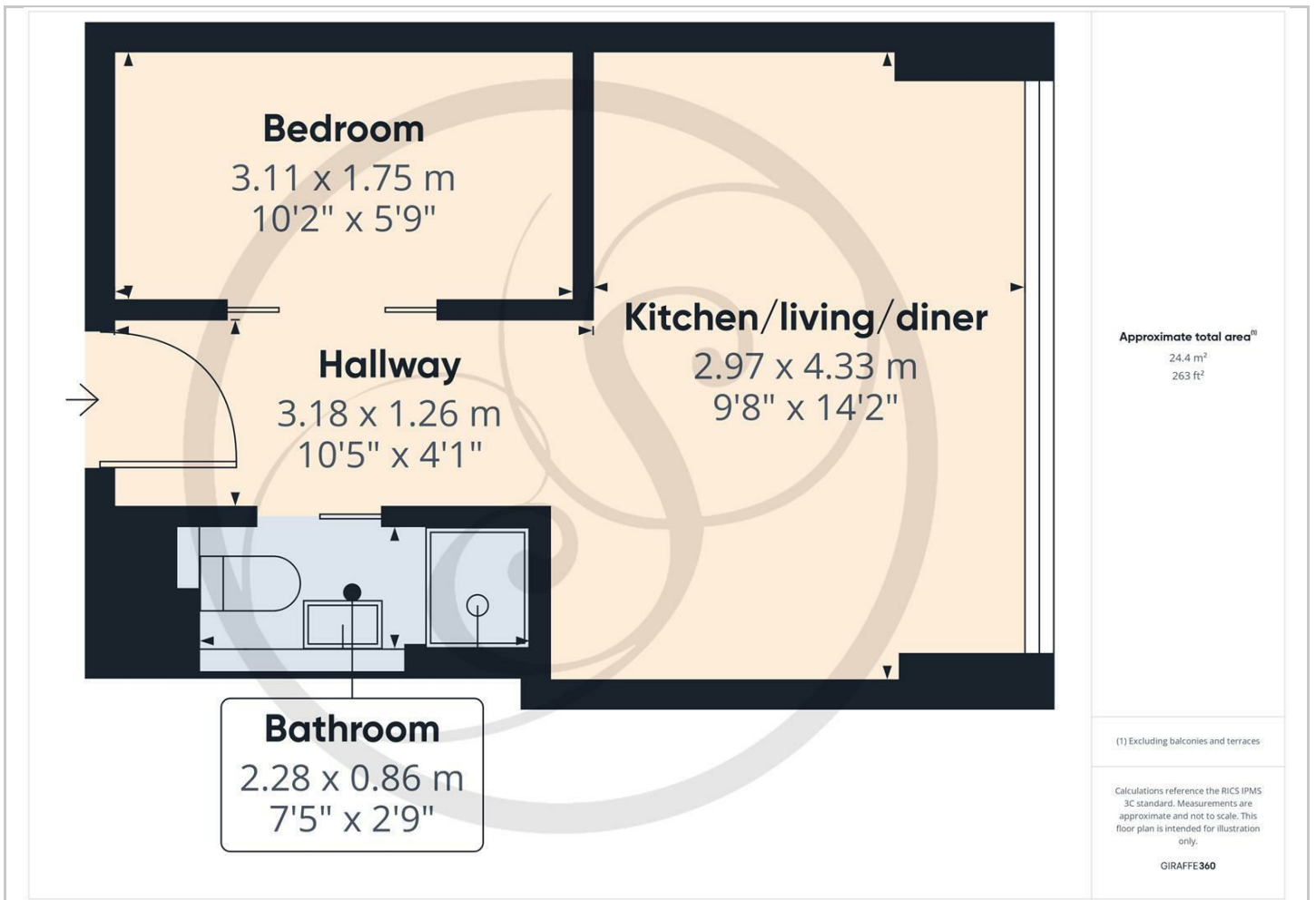
Hybrid Map



Terrain Map



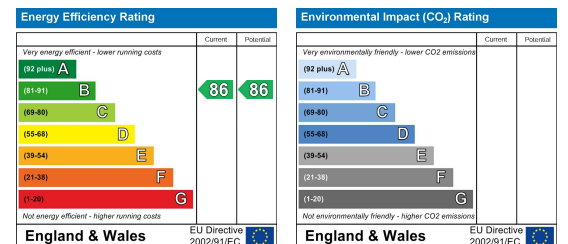
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.