Stoneacre Properties



Parc Mont

11 Park Avenue Roundhay Leeds, LS8 2WF

£395,000

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ENTRANCE HALL
Having access to cloakroom and guest WC, central heating radiator.

OPEN PLAN LOUNGE - KITCHEN
Fantastic open-plan reception area offering ample natural light via 5 double glazed windows, generous lounge area and high specification kitchen offering a range of integrated appliances and bespoke lighting with island seating area. Two central heating radiators.

PRIMARY BEDROOM
Spacious master bedroom with crushed velvet feature wall, two double glazed windows, central heating radiator, access to dressing room and en-suite.

DRESSING ROOM
Walk through dressing room having fitted wardobes with sliding doors.

EN-SUITE
Luxury fully tiled suite comprising vanity unit with basin, bath, walk in shower cubicle, WC, anthracite heated towel rail.

BEDROOM TWO
Double bedroom with fitted wardrobes with sliding doors, double glazed window, central heating radiator, access to balcony.

EN-SUITE
Fully tiled suite comprising walk in shower cubicle, WC, basin.

WC
Guest WC with wash hand basin.

EXTERNAL
The property is set within well maintained communal grounds. There is also an underground allocated parking space with lift access to the top floor apartment entrance.

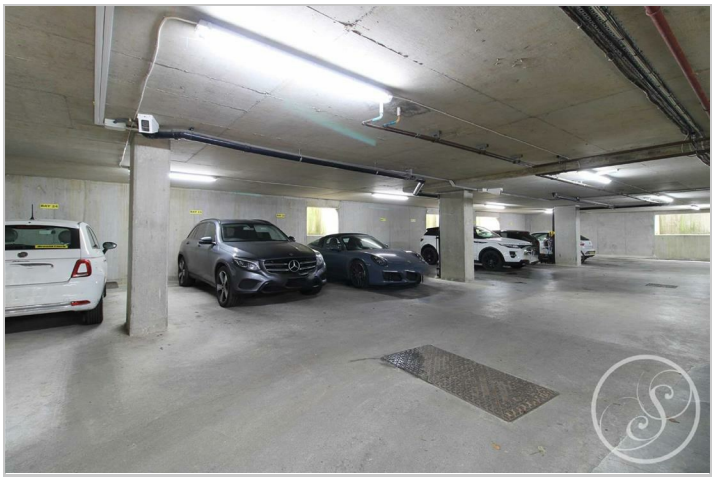
TENURE/LEASE
We are advised by the vendor that the property is leasehold with a term of 999 years commencing 2002. The current service charge is approximately £3400 per annum and the ground rent is £391 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.













Road Map



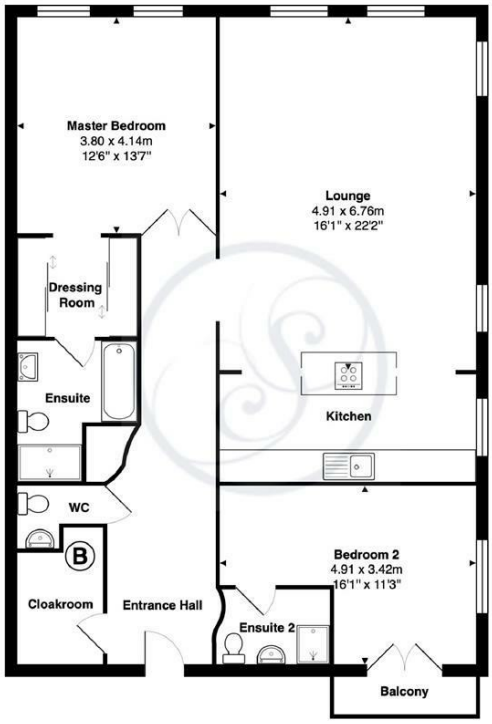
Hybrid Map



Terrain Map



Floor Plan



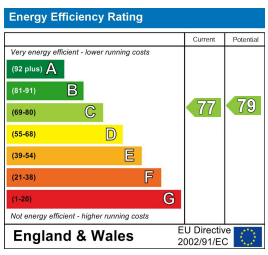
Total Area: 109.0 m² ... 1173 ft²

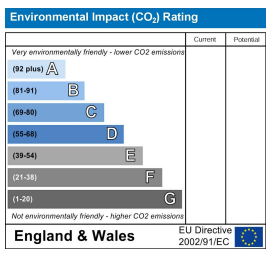
All measurements are approximate and for display purposes only

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.

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