Stoneacre Properties

# Chapel Allerton Hall, King George Avenue

Chapel Allerton Leeds, LS7 4NP

## Offers Over £140,000

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### ENTRANCE HALL
With high ceilings, intercom phone and radiator.

### LOUNGE/DINING
With high ceilings, partial ceiling coving, high sash window, radiator, fireplace with mantle over.
Separate storage room.

### KITCHEN
With high ceilings, partial ceiling coving, high sash window, radiator and a kitchen comprising;
A set of base units with tiled work surface over, stainless steel sink and drainer with tap, plumbing and space for washing machine, plumbing and space for gas cooker, wall mounted boiler. A separate storage area / pantry is within this room.

### BEDROOM
With high ceilings, partial ceiling coving, high sash window, radiator.

### BATHROOM
With high ceilings, partial ceiling coving, tiled walls to half height with full height around bath area, low level w/c with push button flush, wash hand basin with mixer tap, bath with taps and handheld shower over, separate wall mounted shower with glass screen, inset led spotlighting, extractor fan.

### COMMUNAL AREAS
A grand communal entrance with tiled traditional flooring, wood panelling and stairs leading to the upper floor flats.
A residents basement is available suitable for storage.

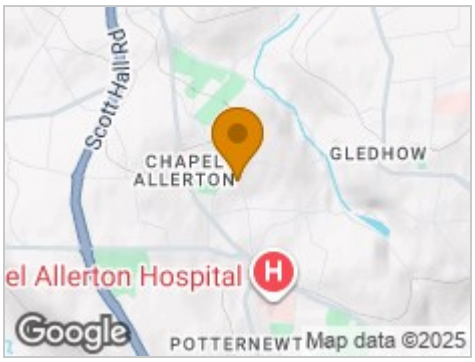
### EXTERNAL
Beautiful, well maintained communal gardens laid predominantly to lawn with mature shrubbery and aged trees.
Parking is included with this property.

### LEASE DETAILS
We are advised by the vendor that the property is leasehold with 999 years remaining from 2010. The current service charge is approximately £1440 per annum and the ground rent is £0 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.
Further information provided by the vendor: The Freehold is owned by Chapel Allerton Hall Management, and each of the leaseholders has a share in the company.

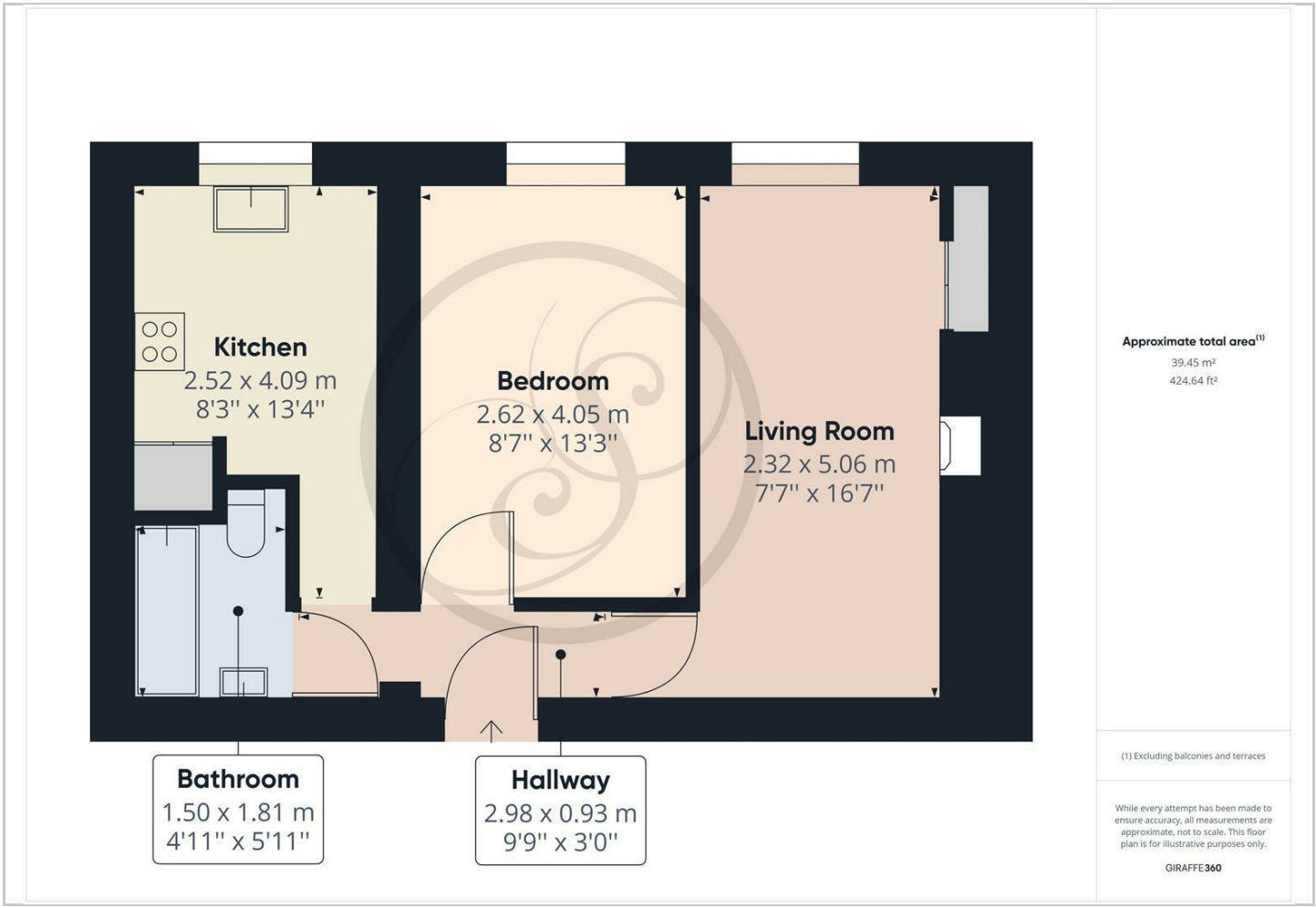
## Road Map

## Hybrid Map

## Terrain Map



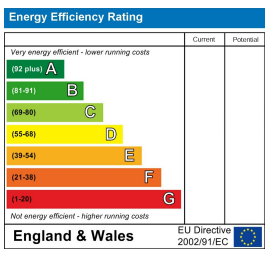

## Floor Plan

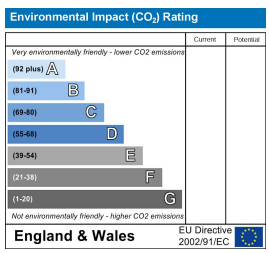



## Viewing

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

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