



10 Stoneleigh Court, Shadwell Lane  
£219,995

PRICED TO SELL - NO ONWARD CHAIN - SPACIOUS TWO BEDROOM - TWO BATHROOM - GROUND FLOOR APARTMENT - LARGE LIVING ROOM SPACE WITH DINING AREA - DOUBLE DOORS ONTO COMMUNAL GARDEN - DESIGNATED PARKING PLUS VISITOR - SEPARATE FITTED KITCHEN - MASTER BEDROOM WITH EN-SUITE AND BUILT IN WARDROBES - GUEST BATHROOM/WC - SPACIOUS SECOND BEDROOM - GATED DEVELOPMENT

This gorgeous apartment is a fantastic buy. Situated in this quiet and prestigious, gated apartment block built in the early 2000's the property is in turn key condition. Briefly comprising: With electric heating and Upvc double glazing the property has a communal entrance with security entryphone. The hallway has a large storage cupboard and hard flooring. The living room is a fantastic reception room, with plentiful natural light with a window plus double doors the outlook is over the communal grounds. The living room has plenty of space for dining and living space. The fitted kitchen is separate and has plenty of storage. The master bedroom has built in wardrobes and an en-suite with shower and white suite. The second bedroom is another great size room and overlooks the communal grounds. There is a designated parking and visitor parking. EPC RATING C - NO PETS ALLOWED

### AREA GUIDE

Enjoying an ideal location this property is tucked away just off Shadwell Lane but has the benefit of being

walking distance to Slaid Hill shops and eateries. There is easy access to motorways, Leeds city centre, Harrogate and surrounding areas. Moortown and Roundhay are just a short distance away with their many bars, restaurants, cafes and shops as well as local pubs in Alwoodley and Shadwell Village. David Lloyd leisure club is also within close distance

### LEASEHOLD INFO

Leasehold - 977 years remaining  
Service Charge £2,124 a year  
Ground rent £212 a year  
Parking Communal Car Park Allocated Space

### COUNCIL TAX BAND

BAND C

### PARKING

The parking at the property is designated and visitor - both gated

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

RATING C

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

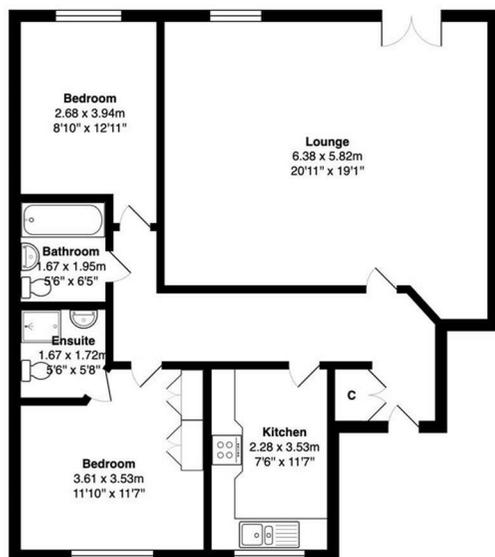
### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

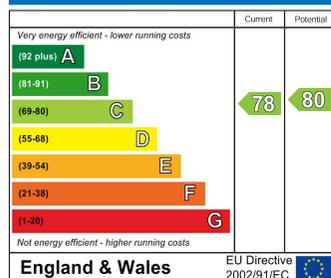


Ground Floor

Total Area: 85.3 m<sup>2</sup> ... 918 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

