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**LINLEY &
SIMPSON**



PARK VILLA COURT, LEEDS, LS8 1EB

Spacious and in immaculate condition, a two double bedroom first floor apartment located in Roundhay, North Leeds. With an impressive and bright L-shaped lounge/dining room, separate kitchen, immaculate communal grounds, lift and en-bloc garage. An internal viewing is essential.

Asking Price £155,000



www.linleyandsimpson.co.uk

Linley and Simpson are excited to offer this immaculate condition spacious two double bedroom first floor apartment located in this sought-after residential area of Roundhay in North Leeds. The accommodation comprises communal entrance with security entry system, stairs and elevator to all floors, spacious entrance hallway, an impressive and bright L-shaped lounge/dining room with bay windows overlooking the lovely communal gardens, separate modern kitchen and bathroom. Outside the communal gardens are immaculately kept and there is a garage en-bloc and an allocated parking space.

Park Villa Court is very close to the many amenities of Street Lane, Roundhay with local shops, bars and restaurants. The ever popular Roundhay Park is a short walk away and there are excellent public transport links into Leeds City Centre. An internal viewing is recommended to appreciate the space and versatility of this sought after apartment.

GROUND FLOOR

COMMUNAL ENTRANCE

With lift and stairs leading to first floor.

FIRST FLOOR

ENTRANCE HALL

Entrance door, entry system handset, storage cupboard, radiator and doors leading to:

LOUNGE/DINING ROOM 21'1" x 21'6" (6.43 x 6.54) max

L shaped lounge/diner with double glazed window to rear and double glazed window to side, two radiators, internal glass door and window to entrance hall and doors leading to:

KITCHEN 9'10" x 7'8" (3.00 x 2.34) max

A modern kitchen with fitted wall and base units with solid wood work surfaces over, one and half bowl sink unit, built in electric oven and gas hob with extractor hood over, integrated washing machine, space for fridge freezer, recessed spotlights and double glazed window to rear.

BEDROOM ONE 16'1" x 9'6" (4.90 x 2.90)

Double glazed window to side, space for double wardrobe, and radiator.

BEDROOM TWO 10'10" x 12'4" (3.30 x 3.75) max

Double glazed window to side, built in wardrobes, and radiator.

SHOWER ROOM

Modern three piece suite comprising step in shower cubicle, vanity unit with hand wash basin, low level WC, tiled walls, tiled flooring, heated towel rail and large storage cupboard.

OUTSIDE

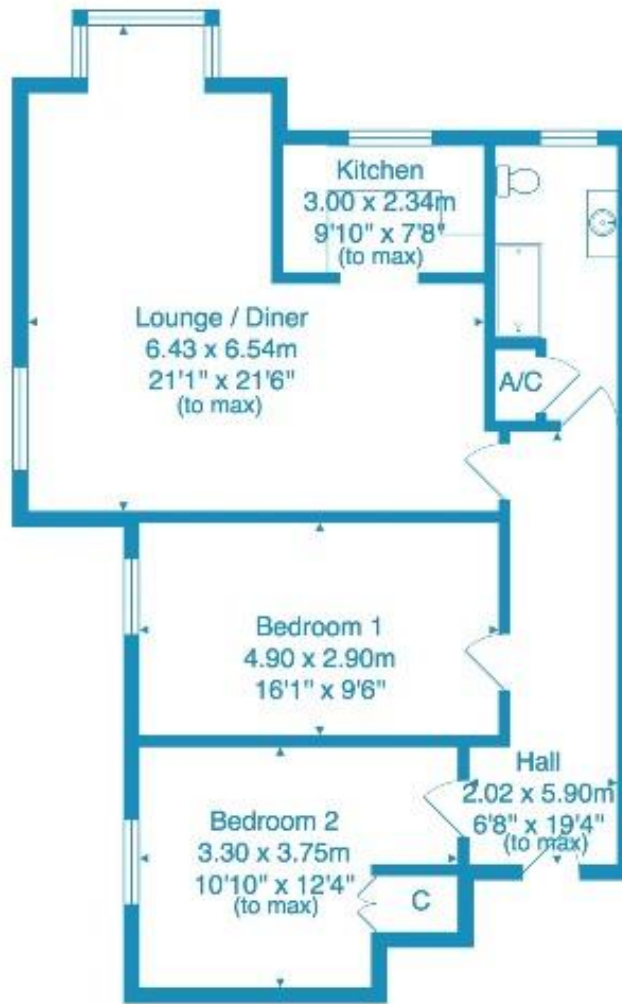
COMMUNAL GARDENS

Very well maintained communal gardens laid mainly to lawn with flower, tree & shrub borders, allocated parking.

GARAGE

Located in a separate block with up and over door.





All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised that this property is leasehold with a 997 year remaining lease. There is an annual ground rent charge of £15, and a service charge of £1600 PA, which can be paid £400 quarterly. A buyer should confirm these details via their solicitor.

AGENTS NOTES:

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