



1 St Anns Tower, 214 Kirkstall Lane, Headingley, Leeds, LS6 3DS

£199,950

Offering stylish ground floor accommodation in this impressive period conversion, a spacious two bedroom apartment is available to purchase. Character, period features include ornamental decorations and high ceilings throughout. Gas combi central heating system. EPC rating - D.

Set in a secure gated complex the accommodation includes secure communal entry, communal hallway, private hallway, fitted kitchen, open dining/living room, two double bedrooms, attractive stylish bathroom with shower cubicle. Communal parking.

The property is superbly located in the heart of Headingley; one of the most vibrant locations in Leeds.

GROUND FLOOR

Communal entrance way in to:

COMMUNAL HALLWAY

Door to apartment No 1

HALLWAY

OPEN LIVING/DINING ROOM

22'3" x 12'1" (6.8 x 3.7)



With high ceilings, glazed bay window overlooking the grounds, wood polished floor, feature fireplace with fitted electric fire

FITTED KITCHEN

11'9" x 10'9" (3.6 x 3.3)



Range of fitted units with wood work tops, ceramic splash back tiling, cupboard housing gas fired combi central heating boiler, inset butler sink with mixer tap, tiled flooring

MASTER BEDROOM

17'4" x 11'5" (5.3 x 3.5)



Dual aspect room with high ceilings, two glazed windows, central heating radiator, storage cupboard

BEDROOM 2

7'10" x 7'2" (2.4 x 2.2)

High ceilings, glazed window, central heating radiator

DELUXE BATHROOM

Stylish corner bath, walk in shower cubicle, low WC, vanity wash basin

OUTSIDE

Communal grounds with security gate entrance, communal parking

TENURE

Leasehold - approx 100 years remaining

Ground rent - currently £150 per annum

Service charge - currently £2016 per annum

Please note that there is work due to be undertaken on the roof in 2018, the cost of which will be shared between the leaseholders

HOW TO GET THERE

The property is located on the B6157 Kirkstall Lane, just 200 yards west of the Headingley Stadium

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

MEASUREMENTS

All measurements quoted are approximate.



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

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