



**3 Gresley House Sussex Avenue, Horsforth, Leeds LS18
5NP
£115,000**

AdairPaxton
Property Specialists

*****DELIGHTFUL TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT AGE 55 PLUS WITH NO ONWARD CHAIN***** Offered to the market with immediate vacant possession, this superb apartment sits adjacent to Horsforth Train Station and enjoys excellent access to the local amenities. The price represents a 75% share in the property, with the remaining share being retained by Railway Housing. There is NO RENT PAYABLE on the remaining share.

The property briefly comprises: communal entrance hall, private entrance hall, spacious through lounge with double aspect windows, kitchen, two good sized bedrooms and house bathroom. Externally the property sits within well maintained communal grounds and residents parking is available.

Call us now to arrange a viewing!

Communal Entrance Hall

Secure intercom entry system.

Hall

Entrance door. storage cupboard.
Gas central heating radiator.

Kitchen

11'05 x 6'06 (3.48m x 1.98m)
Fitted with a range of wall, base and drawer units with work surfaces over. Sink and drainer with mixer tap. Plumbing for washing machine. Space for free standing cooker. Part tiled walls. uPVC double glazed window to rear.

Lounge

21'0 x 9'09 max (6.40m x 2.97m max)
A bright and airy lounge with uPVC double glazed windows to both the front and rear. Gas central heating radiator.

Bedroom 1

10'07 x 9'03 (3.23m x 2.82m)
uPVC double glazed window to front. Gas central heating radiator.

Bedroom 2

7'09 x 7'03 (2.36m x 2.21m)
uPVC double glazed window to front. Gas central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC and wash hand basin. Part tiled walls. Gas central heating radiator. uPVC double glazed window.

Outside

The property is set within attractive communal grounds with residents parking.

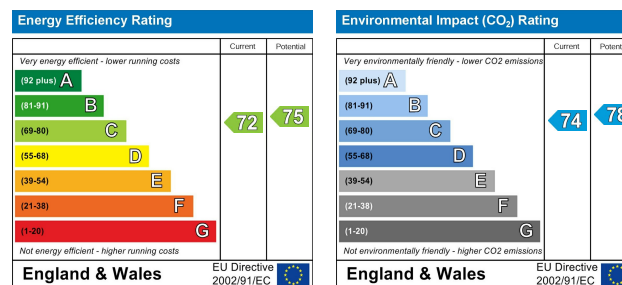
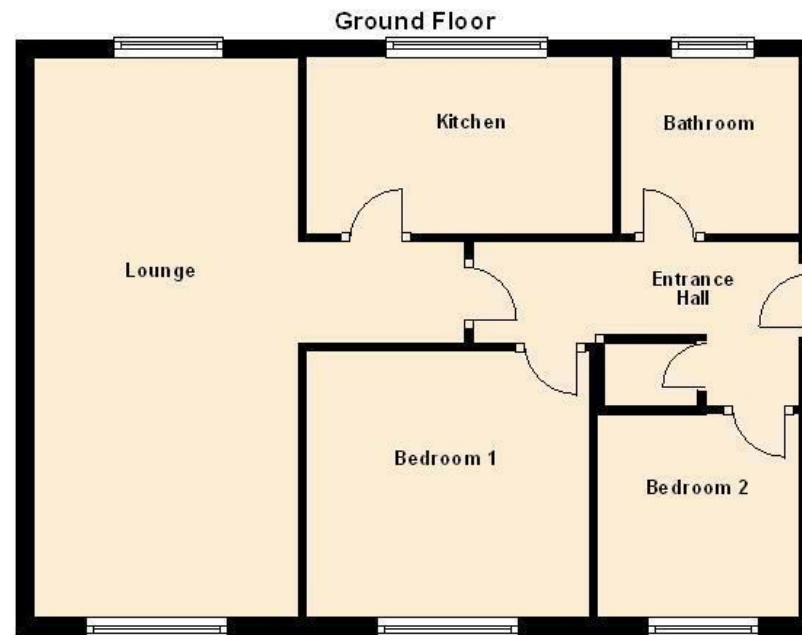
Tenure

Leasehold - 60 years from 1996.

Maintenance Charge

£100.89 per month.





MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MISDESCRIPTIIONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE

