



THE MANOR, 10
LADYWOOD ROAD,
LEEDS, LS8 2QF

£90,000

1 Bedroom Flat

EPC Rating:

LINLEY &
SIMPSON

A fantastic opportunity to acquire immaculately presented one bedroom first floor retirement apartment occupying a great position over looking a sunny south westerly aspect making the rooms light and airy. Offered for sale with no onward chain. Accommodation includes an entrance hall with large storage cupboard, a living room/dining room, a modern fitted kitchen with integrated oven and hob, a double bedroom fitted with a range of fitted furniture and an attractive modern shower room with walk-in shower.

The Manor is a popular retirement development for the over 55's, with a well-appointed and sociable communal lounge with a kitchenette and conservatory, a laundry, lift access to all floors, a House Manager, a secure video entry system and 24-hour on-call assistance, a guest suite available to hire for guests (small charge payable to the resident).

The development is positioned near the popular Oakwood Parade offering many amenities including restaurants, bars, cafes, a variety of shops, a doctors, dentist, Post Office and a library. Iconic Oakwood Clock hosts a monthly Farmers Market and a programme of community events throughout the year. Leafy Roundhay Park is nearby and offers many recreational amenities. There is a weekly access bus providing transport to a nearby Supermarket, and other regular transport services are available on Wetherby Road/Roundhay Road which provide access to the city centre, Wetherby and surrounding areas.

COMMUNAL ENTRANCE

With intercom entry system, access to ground floor waiting area, communal lounge, with stairs and lift leading to upper floors.

ENTRANCE HALL

Access to all rooms within the property.

LOUNGE /DINER 9'9" X 22'4" (2.96 X 6.80)

Spacious lounge/dining room with telephone point, television point, wall lights, double glazed window to front and storage heater.

KITCHEN 7'0" X 9'4" (2.13 X 2.84)

Fitted all and base units with work surfaces over, one and half bowl sink unit, built in oven and hob with extractor hood over, space for washing machine, space for table and double glazed window to front.

BEDROOM 8'6" X 16'2" (2.58 X 4.93)

Spacious bedroom with double glazed window to front, range of fitted wardrobes and drawer units, and storage heater.

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low level WC, hand wash basin, shaver point, extractor fan and storage heater.

OUTSIDE

The Manor has communal gardens, allocated parking space, communal social lounge, kitchenette and stairs/lifts leading to upper floors. There is 24 hour call assistance and guest room (chargeable to the resident).

AGENTS NOTE: We are advised that the property is leasehold with 95 years remaining on the lease. There is an annual service charge of £2537 and an annual ground rent charge of £135. We have not seen documents to support these details and suggest a buyer confirm these details via their solicitor.





Total Area: 48.1 m² ... 518 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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