



20 Burton House, Lady Park Court, Alwoodley, Leeds, LS17 8FP

75% Shared Ownership £77,500

Reduced for a quick sale!! A rare opportunity - 75% shared equity ownership is offered on this excellent well presented two bedroom, second floor retirement flat. uPVC double glazing and electric off-peak heating, EPC rating - D.

Purchasers must be over 55 years of age. Accommodation includes communal lounge, warden, function room, automatic lift to all floors. Hall, south facing living room with Juliet balcony, superb fitted kitchen, spacious shower wet room. Maintained grounds, parking. Most reasonable rent and maintenance costs.

GROUND FLOOR

Security entry phone to

COMMUNAL ENTRANCE

Communal lounge, function room with kitchen, 24-hour call system, bookable guest suite, library, warden. Elevator and stairs to the upper floors

SECOND FLOOR

Door to apartment No 20

ENTRANCE HALL

Storage cupboard, cupboard housing water boiler, electric storage heater

LOUNGE

15'8" x 10'5" (4.8 x 3.2)



Electric storage heater, uPVC double glazed double doors with Juliet balcony, cloak cupboard

FITTED KITCHEN

10'5" x 7'2" (3.2 x 2.2)



Superb generous range of fitted units and corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, plumbed for washing machine, built in oven, 4-ring hob with extractor, ceramic splash back tiling

BEDROOM 1

12'1" max x 16'0" max (irregular shape) (3.7 max x 4.9 max (irregular shape))



uPVC double glazed window

DINING ROOM / BEDROOM 2

6'10" x 9'6" (2.1 x 2.9)



uPVC double glazed window, electric convection heater

SHOWER WET ROOM



Walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls



OUTSIDE

Maintained grounds, car parking

TENURE

Leasehold - 125 years from 2001 (approx 107 years remaining)
Rent currently £4.77 per week (£57.24 per annum)
Service charge currently £50.26 per week (£2613 per annum)

HOW TO GET THERE

From Harrogate Road turn into Shadwell Lane, cross over the Ring Road and after a short distance turn left into Lady Park Court

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.

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.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN


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

PC - 24/10/19

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor

Approx. 58.0 sq. metres (624.6 sq. feet)

