



37 Lady Park Court, Shadwell Lane, Leeds, LS17 8TZ

85% Shared Ownership £89,995

*** PRICED TO SELL *** NO CHAIN ***

85% Shared ownership. A two bedroom first floor apartment conveniently located on Shadwell Lane. Accommodation includes communal entrance, stairwell and elevator to all floors, private entrance to apartment, hallway, L-shaped living room, fitted kitchen, bedrooms with built in wardrobes, bathroom. Allocated parking bay, visitor parking and communal maintained grounds. EPC rating - C.

The property is conveniently located on Shadwell Lane offering road and bus links into Moortown and the city centre.

GROUND FLOOR

Communal entrance with security entry into shared hallway.
Stairs and elevator to upper floors

FIRST FLOOR

Private entrance to apartment No 37

ENTRANCE HALL

Wood effect laminate flooring, cloak cupboard, store cupboard, electric storage heater

L-SHAPED LOUNGE/DINING ROOM

11'5" x 12'1" plus 8'2" x 6'2" (3.5 x 3.7 plus 2.5 x 1.9)



Wood effect laminate flooring, two electric storage heaters, two uPVC double glazed windows to the side and front, uPVC double glazed double doors opening to the Juliet balcony

L-SHAPED LOUNGE/DINING ROOM



FITTED KITCHEN

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



Range of fitted units, inset sink with mixer tap and drainer, built in oven and 4-ring electric hob, ceramic splash back tiling, uPVC double glazed window

BEDROOM 1

11'1" x 9'10" (3.4 x 3.0)



Built in wardrobes with sliding mirror doors, two uPVC double glazed window, electric convection heater, wood effect laminate flooring



BEDROOM 2

11'5" x 8'2" (3.5 x 2.5)



Wood effect laminate flooring, built in wardrobes, electric convection heater, uPVC double glazed window

BATHROOM



Off-white suite of panelled bath with wall mounted electric shower, low WC, pedestal wash basin, heated towel rail, electric air heater, wood effect laminate flooring, uPVC double glazed window

OUTSIDE

Maintained grounds, parking

TENURE

Leasehold - 999 years from 1992 (approx 972 years remaining) The property is part-owned with a housing association. An 85% share of the property is available for purchase. The purchaser will be committing to a rental agreement on the residual 15% share.

Weekly rent - currently £25.61 per week

Service charge - currently £25.98 per week

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 and 9am to 4pm on Saturdays.

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.

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	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 52.0 sq. metres (559.8 sq. feet)

