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**LINLEY &
SIMPSON**



CHESTNUT LANE, LEEDS, LS14 6GJ

This light and spacious top floor apartment boasts a lovely open plan living space and two double bedrooms, and can be sold fully furnished by separate negotiation. The property is situated on a modern development well placed for local amenities and transport links into the city centre.

Asking Price £120,000

The lovely modern top floor apartment benefits from gas central heating and UPVC double glazing and is extremely well presented throughout. The furniture in the apartment can also be purchased with the property, by separate negotiation. Accommodation comprises: an entrance hall, spacious open plan living space incorporating kitchen, dining and living area, two double bedrooms and bathroom. Externally there is an allocated parking space, visitor parking and communal gardens. No onward chain.

GROUND FLOOR

COMUNAL ENTRANCE

With staircase leading to the second floor apartment.

ENTRANCE HALL

Entrance door, access hatch to loft space, intercom entry system handset and radiator.

OPEN PLAN LOUNGE/DINING KITCHEN 16'5" X 19'6" (5.00 X 5.94)

LOUNGE AREA

A lovely modern open plan space incorporating living, dining and kitchen areas with two UPVC double glazed windows to rear and two radiators.

KITCHEN AREA

Fitted wall and base units with work surfaces over, sink unit with mixer tap, built in electric oven and hob with extractor hood over, washing machine, dishwasher, fridge freezer, telephone point, television point, two UPVC double glazed windows to rear.

BEDROOM ONE 10'8" X 8'7" (3.25 X 2.63)

UPVC double glazed window to front and radiator.

BEDROOM TWO 11'4" X 8'8" (3.46 X 2.65)

UPVC double glazed window to front, built in cupboard housing central heating boiler, and radiator.

BATHROOM

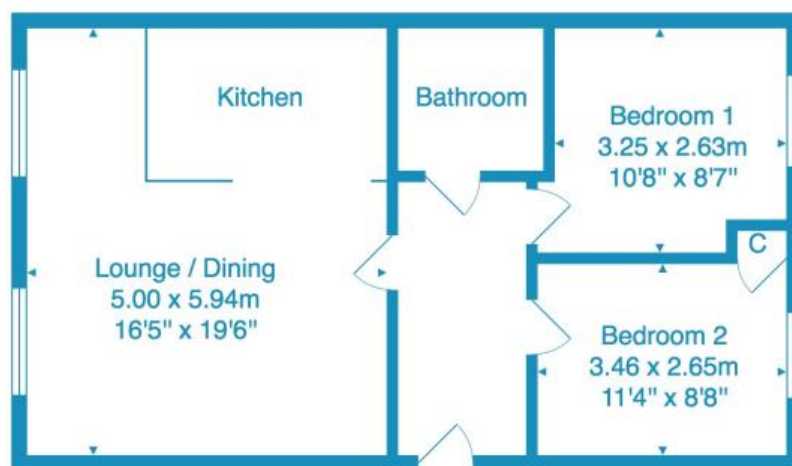
White suite comprising panelled bath, low level WC, pedestal hand wash basin, tiled flooring, part tiled walls, extractor fan and radiator.

OUTSIDE

COMMUNAL GARDEN

The surrounding gardens are laid mainly to lawn with planted borders. An allocated parking space and visitor parking are also available.





Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

Additional Information

AGENTS NOTE: The vendor advises us of a 125 year lease commencing April 2006, an annual ground rent charge of £125 and a service charge of £378.10 from November 2017 - April 2018. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:

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