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**LINLEY &
SIMPSON**



GARDEN VIEW COURT, PARK VILLAS, ROUNDHAY, LS8 1EA

Situated in a highly desirable and convenient part of Roundhay, minutes from Roundhay Park, is this recently updated two double bedroom ground floor apartment.

Asking Price £154,950



www.linleyandsimpson.co.uk

Accessed via well kept communal areas, this ground floor apartment comprises: spacious entrance hall with radiator and useful storage, two double bedrooms, L-shaped sitting/dining room, kitchen and bathroom.

GROUND FLOOR

ENTRANCE PORCH

With built in cupboard and radiator.

SITTING/DINING ROOM 15'1" x 15'8" (4.60m x 4.78m)

Double glazed window to front with a lovely leafy outlook, marble effect fireplace with electric fire, wall light points, coving to ceiling and radiator.

KITCHEN 11'5" x 7'2" (3.48m x 2.18m)

A contemporary kitchen with fitted wall and base units with work surfaces over, one and half bowl sink unit, fitted gas hob with extractor hood over and electric oven/grill, space for washing machine, space for dishwasher, newly fitted flooring, tiled splashbacks, Worcester Bosch combination boiler, double glazed window and radiator.

BEDROOM ONE 11'3" x 13'3" (3.43m x 4.04m)

Double glazed window to rear, fitted wardrobes, coving to ceiling and radiator.

BEDROOM TWO (11'9" x 9'0" (3.59m x 2.74m)

Double glazed window to side and radiator.

BATHROOM

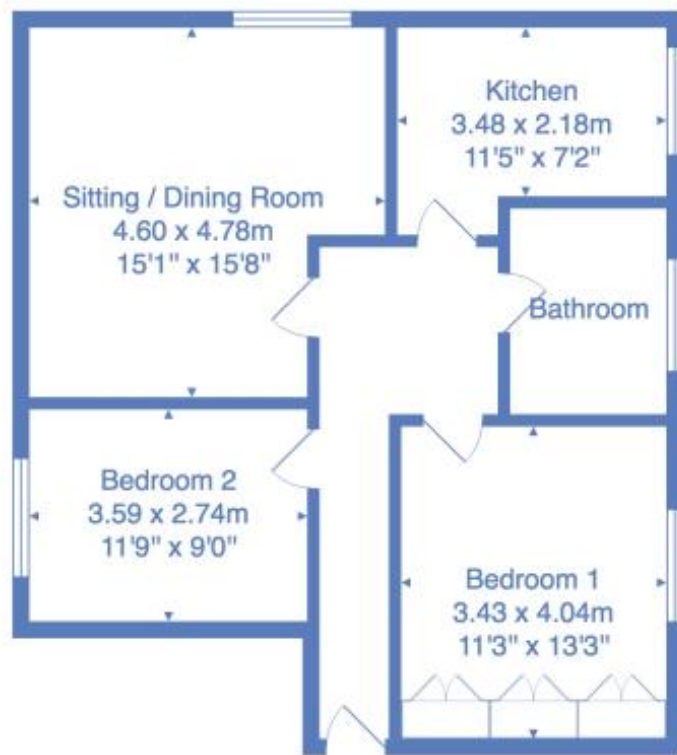
Good size bathroom with four piece suite comprising large panelled bath, step in shower cubicle, low level WC, hand wash basin, extractor fan, radiator and double glazed window to rear.

OUTSIDE

COMMUNAL GARDEN

Laid mainly to lawn with patio, planted borders hedged boundaries and residents parking.





Total Area: 70.1 m² ... 755 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(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 & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised that the property is leasehold with a 950 year remaining lease. There is a service charge of £220 paid every quarter, an annual buildings insurance premium of £170, and an annual ground rent charge of £50. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:

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