



REDCOURT,  
ATHLONE GROVE,  
LEEDS, LS12 1SY  
£90,000  
2 Bedroom Flat  
EPC Rating: C



A well presented second floor flat in this attractive, modern development just off Town Street in Armley, featuring TWO DOUBLE BEDROOMS and a MODERN OPEN PLAN LOUNGE/DINER and KITCHEN. Outside, there are lawned gardens and parking spaces. Armley is conveniently placed for those travelling to the city centre of Leeds being just 3.5 miles away. There are regular bus services providing easy access into the city and surrounding areas. Town Street provides extensive shopping facilities for all your needs.

**GROUND FLOOR**

**COMMUNAL ENTRANCE**

Staircase leading to second floor.

**SECOND FLOOR**

**ENTRANCE HALL**

Leading to:

**OPEN PLAN LOUNGE/KITCHEN 22'0" x 11'0" (6.71 x 3.35) max**

Laminate flooring, electric heaters, double glazed French door with Juliette balcony.

**KITCHEN**

Fitted wall and base units, single drainer sink with mixer tap, built in oven with hob and filter hood, space for washing machine, space for fridge, breakfast bar, tiled flooring.

**BEDROOM ONE 12'6" x 9'9" (3.81 x 2.97) max**

Being a DOUBLE BEDROOM. Two double glazed windows, laminate flooring.

**BEDROOM TWO 9'9" x 9'6" (2.97 x 2.90)**

Being a DOUBLE BEDROOM. Two double glazed windows, laminate flooring.

**BATHROOM**

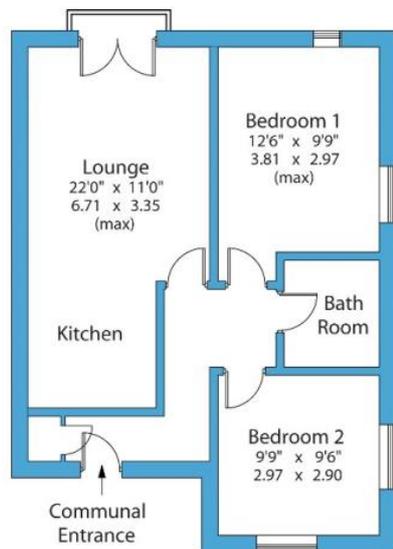
White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, heated towel rail.

**OUTSIDE**

**COMMUNAL GARDEN** Laid mainly to lawn, off street parking.

We are advised of a 999 year lease with approx. 993 years remaining. There is a £1040 per annum ground rent charge and a £422.80 per annum service charge as of 2015. A purchaser should verify all lease info via their solicitor. Please note internal images are of a similar property within the development. Details correct as of 2015.

Approx Gross Floor Area = 580 Sq. Feet  
= 53.77 Sq. Metres



**Second Floor**

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**AGENTS NOTES:**

**Referral fees:**

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

**Conveyancing:** We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

**Mortgage Advice Bureau (MAB):** We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.