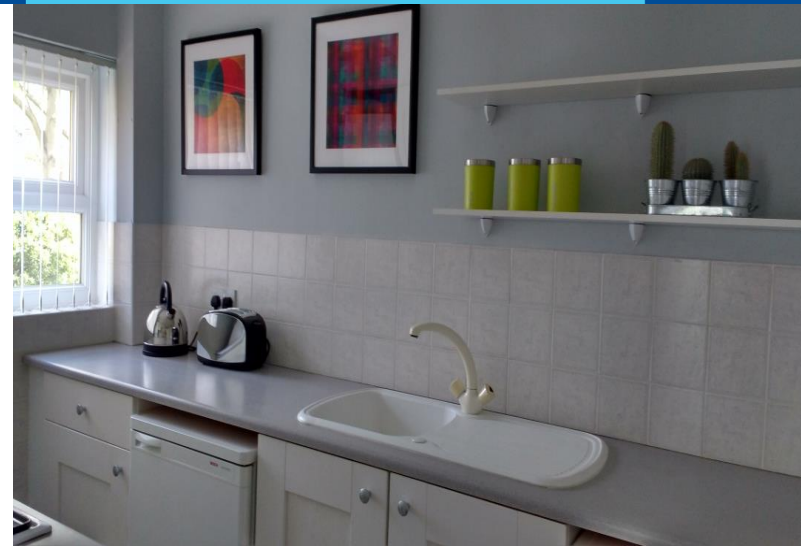




*Moving is easy with...*

**LINLEY &  
SIMPSON**



## **ROBINWOOD COURT, LEEDS, LS8 1DZ**

This very nicely presented ground floor apartment is situated in a desirable location within easy reach of an extensive range of local amenities on Street Lane and just a few minutes walk from Roundhay Park. The property is offered to the market with NO ONWARD CHAIN.

**Asking Price £110,000**

This purpose built ground floor apartment will appeal to first time buyers, investors, professional and retired buyers alike. The property is well presented throughout with the benefit of gas central heating and UPVC double glazing. Accommodation comprises an entrance hall, living/dining room, separate fitted kitchen and bathroom. There is also plenty of useful in-built storage space available in the apartment. The property stands within well tended landscaped gardens and has a communal car park available for residents use. The property is just a few minutes walk away from the extensive amenities on Street Lane & Roundhay Park.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

With secure intercom entry system.

### **ENTRANCE HALL**

Personal entrance door to the apartment, built in storage cupboard and radiator.

### **LOUNGE**

UPVC double glazed picture windows to rear and side overlooking the communal gardens, coving to ceiling and radiator.

### **KITCHEN**

Fitted wall and base units with work surfaces over, sink unit with mixer tap, built in electric oven and gas hob, space for washing machine, UPVC double glazed window to side and central heating boiler.

### **BEDROOM ONE**

UPVC double glazed window to rear, fitted wardrobes and radiator.

### **BATHROOM**

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, part tiled walls and radiator.

## **OUTSIDE**

### **COMMUNAL GARDENS**

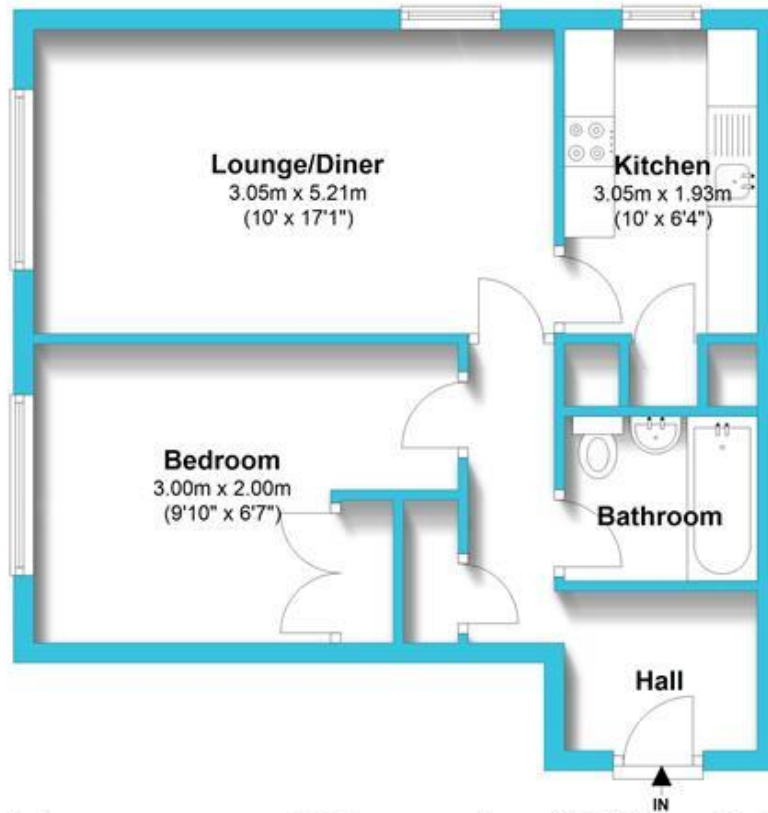
The surrounding gardens are laid mainly to lawn with planted tree and shrub borders. A communal car park is available for residents use.





## Floor Plan

Approx. 46.5 sq. metres (500.2 sq. feet)



Total area: approx. 46.5 sq. metres (500.2 sq. feet)

For illustration purposes only. Not to scale.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | 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>                            |                         | 76   | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            | 61                      |  | (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, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |  | <b>England, Scotland &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.

### Additional Information

**AGENTS NOTE:** We are advised that the property is leasehold with a monthly service charge of £118.64 including ground rent. There is a 999 year lease commencing in November 1982. The property is currently tenanted and is available for occupation from mid December. Internal photographs were taken pre-tenancy and provided by the landlord.

### AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.