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**LINLEY &  
SIMPSON**



## **THE HIGHLANDS, 622 HARROGATE ROAD, LEEDS, LS17 8WA**

A spacious and well presented apartment situated on the top floor of this purpose built luxury development. The property offers an open plan living/ dining room leading to the balcony, two double bedrooms, two bathrooms, secure underground parking and well tended communal gardens. No onward chain.

**Offers Over £200,000**

This superb apartment is situated on the second floor of a luxury complex in the sought after Alwoodley area. The accommodation comprises a welcoming communal entrance and lobby, lift and stairs to all floors, private entrance hall, open plan lounge/dining room with doors leading out to the balcony, a separate fitted kitchen, two double bedrooms, the master having an en-suite bathroom, and further shower room and additional storage cupboards off the hallway. The lovely communal gardens are beautifully maintained, there is undercroft parking for residents and further visitor parking, all secured behind electric gates.

A part-time concierge is on site, situated in the communal lounge where there is also wifi, and space for meetings and social events. A 24 hour care line is available if needed. Residents must be over 50.

The local area offers amenities including a Marks and Spencer's Food Hall, David Lloyd Leisure Centre, well-rated schools, a selection of top golf courses and the nearby Roundhay and Golden Acre Parks. There are good local transport links providing access into Leeds City centre and surrounding areas, and the Ring Road is close by for those requiring access to motorway networks leading to Wetherby, Harrogate, York and further afield.

The property is offered with no onward chain and an internal viewing is highly recommended in order to appreciate the size and presentation of the accommodation on offer.

## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

Concierge service and lift rising to the upper floors.

### **ENTRANCE HALL**

Secure entry intercom system, walk in store cupboard, built in cloaks cupboard, coving to ceiling.

### **SHOWER ROOM**

Step in shower cubicle with electric shower, low level WC, vanity unit with inset wash hand basin, tiled walls, coving to ceiling, wall-hung mirror, shaver point and central heating radiator.

### **LOUNGE/DINING ROOM 14'0" x 22'3" (4.27 x 6.78) AVERAGE**

UPVC double glazed window and door leading to the balcony, coving to ceiling, wall light points and two central heating radiators.

### **BALCONY**

Providing outdoor space for the apartment and overlooking the communal gardens. Outside light.

### **KITCHEN 7'4" X 14'8" (2.24 X 4.47)**

Fitted wall and base units with work surfaces over, one and half bowl sink unit with mixer tap, tiled splash backs, integrated electric oven and hob with extractor over, plumbing for washing machine and dishwasher, and space for fridge/freezer. Ceiling spotlights, central heating boiler, coving to ceiling and UPVC double glazed windows.

### **BEDROOM ONE 8'9" X 14'8" (2.67 X 4.46)**

UPVC double glazed windows, built in wardrobes, wall light points, electric heated towel rail, coving to ceiling and central heating radiator.

### **EN-SUITE BATHROOM**

Fully tiled with modern white three piece suite comprising panelled bath, thermostatic shower, low level WC, vanity unit with inset wash hand basin, built in storage cupboard, coving to ceiling, centrally heated towel rail and shaver point.

### **BEDROOM TWO 8'8" X 15'2" (2.64 X 4.63)**

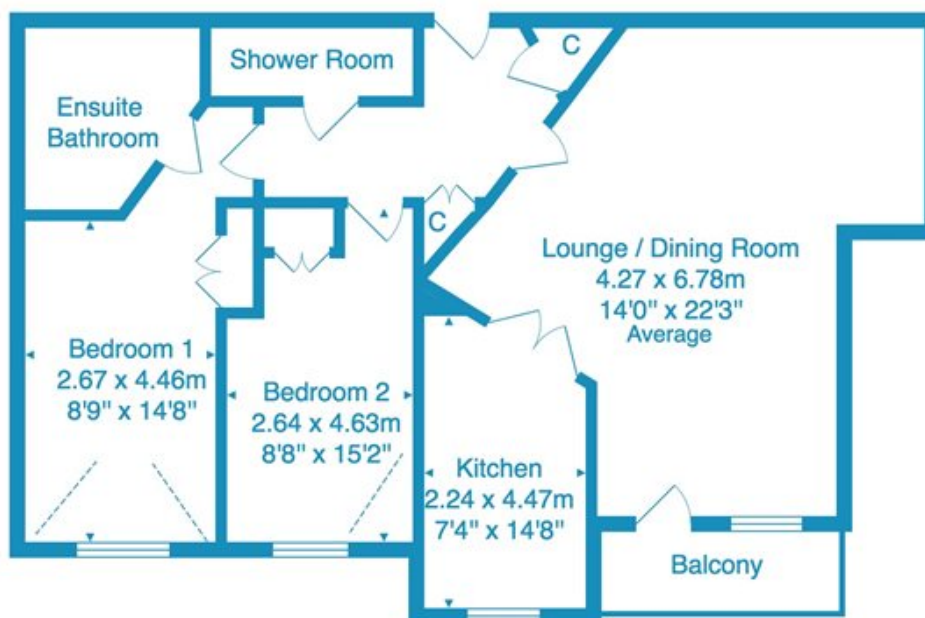
UPVC double glazed windows, built in wardrobes, wall light points, coving to ceiling and central heating radiator.

## **OUTSIDE**

Well maintained communal gardens surround the property and allocated underground parking and visitor parking can be accessed via secure electronic gates.







All measurements are approximate and for display purposes only.

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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>	73	80	(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, 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

**LEASEHOLD:-** We have been advised by the Vendor that the property is leasehold with a lease which commenced on 01 August 1997, therefore having a remaining lease of 105 years. The monthly service charge is £208.00 (includes buildings insurance and water rates) and the half yearly ground rent is £192.50. A buyer is advised to obtain verification from their solicitor or legal advisor.

## 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.