

# Moving is easy with...

# LINLEY& SIMPSON





## CHESTNUT LANE, LEEDS, LS14 6GJ

This wonderful top floor apartment boast two double bedrooms and an open plan living space and is presented to show house standards throughout. Situated on a modern development well placed for local amenities and transport links into the city centre and offered to the market with no forward chain.

## Asking Price £120,000



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The two bedroom apartment benefits from gas central heating and UPVC double glazing and is extremely well presented throughout. Accommodation comprising an entrance hall, spacious open plan living space incorporating kitchen, dining and living room, two double bedrooms and bathroom. There is also allocated parking and communal surrounding gardens.

An early internal viewing is recommended in order to appreciate the quality of the accommodation on offer.

#### **GROUND FLOOR**

#### **COMMUNAL ENTRANCE**

With intercom entry system and staircase leading to the upper floor apartments.

#### OPEN PLAN LOUNGE/KITCHEN/DINER 19'7" x 17'8" (5.98 x 5.38) LOUNGE AREA

With UPVC double glazed window and radiator.

#### **DINING AREA**

With space for a dining table, UPVC double glazed window and radiator.

#### **KITCHEN AREA**

Fitted with a range of contemporary high gloss fronted units with work surfaces over, stainless steel sink unit with mixer tap, built in electric oven, four ring electric hob with stainless steel splashback and extractor hood over, washing machine (included) and fridge freezer (included).

## BEDROOM ONE 8'82 x 11'4" (2.64 x 3.45)

UPVC double glazed window and radiator.

## BEDROOM TWO 8'7" x 11'6" (2.61 x 3.50)

UPVC double glazed window, radiator and built in cupboard with central heating boiler and useful storage space.

## BATHROOM

White suite comprising panelled bath with shower over, vanity unit with hand wash basin, low level WC, part tiled walls and extractor fan.

#### OUTSIDE

#### **COMMUNAL GARDEN**

Laid mainly to lawn with allocated parking space.

















## **Floor Plan**



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



#### Additional Information

AGENTS NOTE: The property is leasehold with the remainder of a 125 year lease from April 2006. There is an annual ground rent charge of £62.50 and an annual service charge of approx. £800. A purchaser is advised to confirm these details via their solicitor.

#### AGENTS NOTES:

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