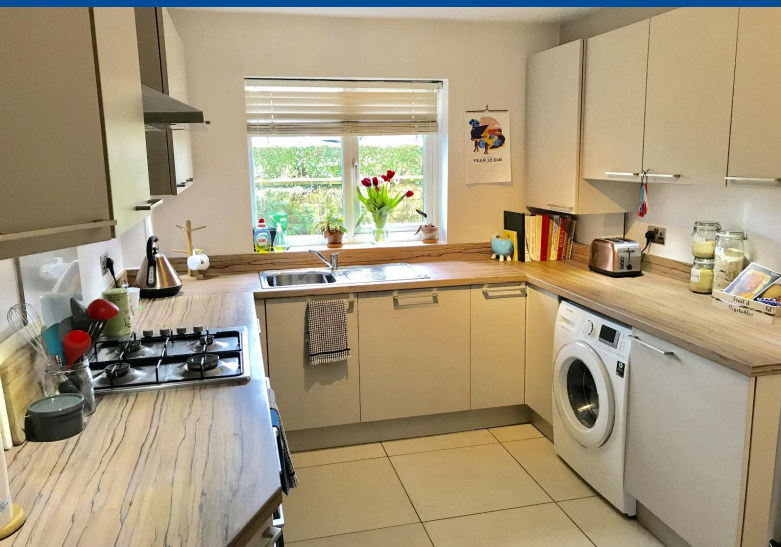




Moving is easy with...

**LINLEY &
SIMPSON**



OAKHAMPTON COURT, PARK AVENUE, ROUNDHAY, LS8 2JF

Tucked away in a highly desirable location close to Roundhay Park, mature greenery and across from Waterloo Lake is this spacious two double bedroom apartment. Boasting the preferable ground floor position ideal for access, this property has sliding doors to the a patio area/gorgeous gardens.

Offers Over £200,000

Tucked away in a highly desirable location close to Roundhay Park, mature greenery and across from Waterloo Lake is this spacious two double bedroom apartment. Boasting the preferable ground floor position ideal for access, this property has sliding doors to the a patio area/gorgeous gardens. Internally, the property is finished to a particularly impressive and contemporary standard throughout. EPC Rating C.

GROUND FLOOR

ENTRANCE HALL

With useful cloaks area.

LOUNGE/DINING ROOM 11'7" X 20'11" (3.53 X 6.38)

Sliding doors leading to attractive gardens, telephone point, television point, coving to ceiling, double glazed patio door radiator.

BREAKFAST KITCHEN 8'8" X 12'11" (2.64 X 3.94)

Fitted wall and base units with work surfaces over, single drainer sink, four ring Siemens gas hob with electric oven/grill and extractor hood over, space for washing machine, integrated dishwasher, under unit LED lighting, useful pantry cupboard, tiled flooring, combination boiler, heated towel rail and double glazed window to rear.

BEDROOM ONE 9'4" X 16'3" (2.85 X 4.96)

Double glazed window to front, large fitted wardrobes and radiator.

BEDROOM TWO 8'7" X 11'2" (2.62 X 3.40)

Double glazed window to rear and radiator.

BATHROOM

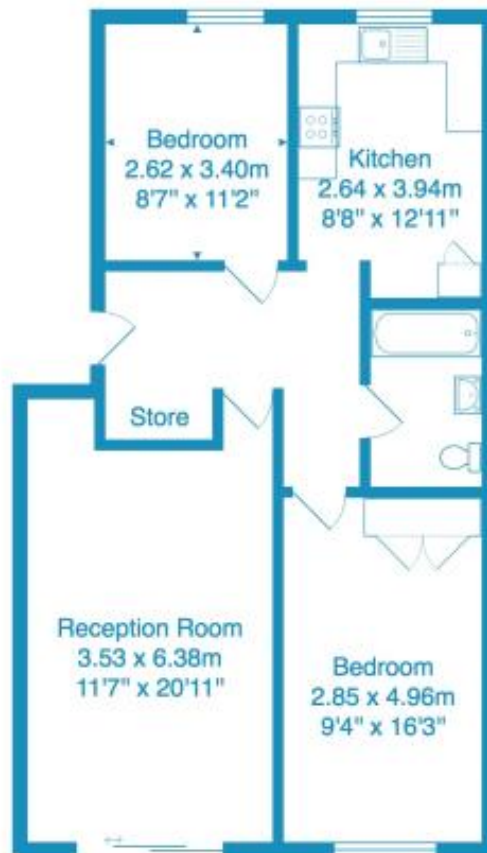
Coloured three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, hand wash basin, tiled walls, heated towel rail and extractor fan.

OUTSIDE

COMMUNAL GARDEN

Laid mainly to lawn with paved area, hedged boundaries and allocated parking space. There is a patio seating area to the front of the apartment patio doors.





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	74	79	(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, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & 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 966 years remaining. There is an annual service charge of £1470 and an annual ground rent charge of £25. A buyer is advised to confirm these details via their solicitor.

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 a 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.