



**Auction**

## 2 bed apartment to buy in LS7

4 Scott hall way , Leeds, ., LS7 3DY

**£115,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 2 Bedroom Flat
- ✓ FURNISHED
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

We are pleased to present this spacious and bright two-bedroom flat for sale with Juliet balconies, in the desirable area of Chapel Allerton. This modern top floor flat is a wonderful space and the perfect opportunity for professional sharers or a couple! Close by to transport links to the city centre, and local amenities, this is a great apartment in an ideal location.

The property is available with vacant possession.

Ground rent: £250 pa, Service charge: £100 per month, 150 year lease from 1st May 2013

### KEY FEATURES

**LIVING/DINING ROOM** - As you enter the property, you are greeted with an open-plan living area with wooden flooring and white walls. On one side is the living room area, with space for sofas and a TV, perfect for relaxing. On the other side is a dining area that transitions into the kitchen. There is ample space for furnishings to make it your own, and double doors lead to a Juliet balcony.

**KITCHEN** - The stylish and modern kitchen, with black tiled flooring and grey tiled splashback, offers ample storage with both mounted and base white units. Black counter-tops provide preparation space, and the area is equipped with an integrated hob/oven, stainless steel sink, extractor fan, and fridge with ice box.

**BEDROOMS** - Both bedrooms are good-sized double rooms with space for a double bed and additional furniture. In the slightly smaller room are French doors that open out on to the Juliet balcony, overlooking the trees below, whilst the larger room features two windows for natural light.

**BATHROOM** - The neutral fully tiled bathroom is fitted with a white bathroom suite including a wash basin, W.C. and bath/shower combination. The room also includes a heated towel rail and extractor fan for ventilation.

EXTERNAL - The building offers a communal garden, perfect for the warmer months, as well as off road parking

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 137

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £115,000

Property Type: Apartment

Parking: Allocated

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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