



## Guide Price £190,000

- Spacious 2 double bedroom apartment
- Principal bedroom with fitted wardrobes
- Bright and airy lounge diner
- Secure undercroft parking for 1 vehicle and permit parking
- Walking distance to shops, restaurants and amenities
- Ideal first-time purchase, investment or downsizing opportunity
- No onward chain

### Carisbrooke Road, Leeds, LS16 5RX

A nicely presented, spacious two bedroom apartment in a sought after residential development, ideally located close to transport links and local amenities, with the benefit of secure parking for 1 vehicle and permit parking onsite and on road.

273 Otley Road, West Park, Leeds, LS16 5LN

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## General remarks

A modern 2 bedroom, 2 bathroom apartment located within this highly regarded development in Far Headingley, close to Headingley centre, a vibrant hub with extensive amenities. Entered via a secure fob entry system on the ground floor with stairs and lift access to all floors including the residents undercroft parking. The apartment briefly comprises of hallway with two useful storage cupboards, one of which houses the boiler. A separate kitchen which has ample wall and base units and integrated appliances. The spacious lounge diner is filled with natural light. The impressive principal bedroom benefits from

fitted wardrobes and a private ensuite shower room, while the second double bedroom provides versatile accommodation for guests, family or working from home. A family bathroom with shower over bath completes the internal layout. Externally there are communal grounds and a dedicated parking space. An early viewing is recommended to appreciate the sizeable accommodation, its versatility and the sought-after location. Located just off Otley Road, this is a very popular development of modern apartments and town houses. Leeds City centre is just 3 miles from here.

The Ring Road and motorway network beyond is accessed from Lawnswood less than 1 mile from the doorstep. Headingley's Arndale Centre is within a 10 minute walk from Carisbrook Road where a range of shops, amenities, restaurants, and bars can be found. Otley Road is a main bus route for local public transport.

Leasehold information - the vendor advises;

- Ground Rent £195.00 per annum
- Service Charge £3169 per annum
- Term : 999 years from 29.9.2002

## Directions

what3words

## Local Authority & Council Tax Band

- Leeds
- Council Tax Band D

## Tenure, Services & Parking

- Leasehold
- All mains services included
- Allocated parking for 1 vehicle and permit parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral fees

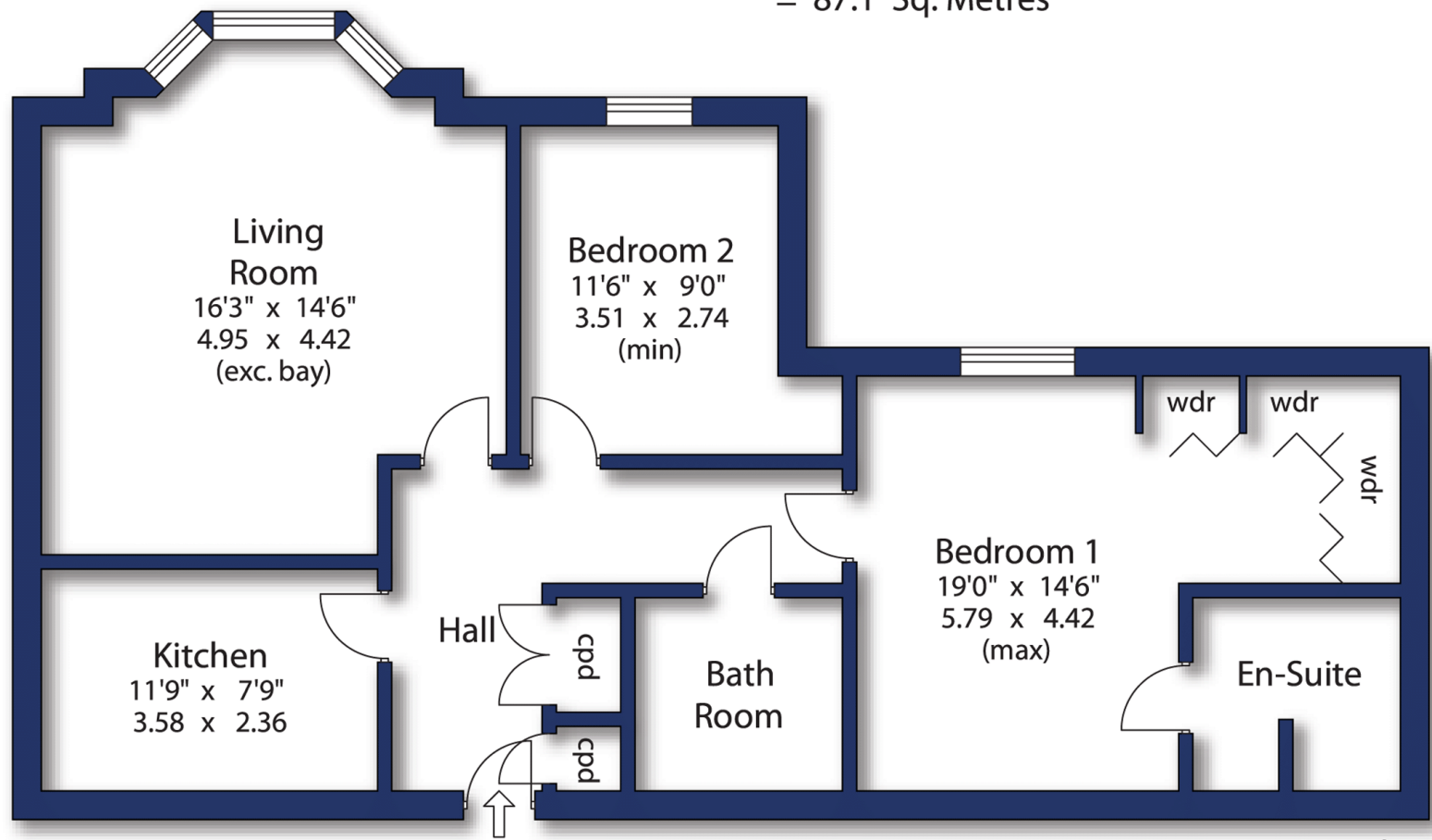
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260073



Floorplans

Approx Gross Floor Area = 938 Sq. Feet  
= 87.1 Sq. Metres



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Contact us

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