

Ash Court,Leeds LS14 6GH

william h brown

welcome to

Ash Court, Leeds

POPULAR with FIRST TIME BUYERS & INVESTORS alike, Ash Court offers easy access to Leeds city centre and has excellent commuter links. BEAUTIFULLY presented throughout this IMPRESSIVE ground floor apartment is ready to move in to and includes ALLOCATED PARKING. Call us to view!













Entrance Hall

Having the entrance door, and a built in storage cupboard.

Bathroom

Comprising of a three piece bathroom suite which includes a a bath with mixer taps and a shower over, a wash hand basin with wall mounted vanity unit above, and a w.c. Also includes a heated towel rail, part tiled walls, and tiling to the floor.

Open Plan Lounge Kitchen

An open plan living area featuring a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with induction hob, tiling to the splash areas, and a cooker hood over. Also includes plumbing and space for a washing machine, and space for an under counter fridge and freezer. Also includes a dining area and the lounge with a double glazed window and wall mounted electric heating.

Bedroom One

With a double glazed window and a wall mounted electric heater.

Bedroom Two

Double glazed window and a wall mounted electric heater.

welcome to

Ash Court, Leeds

- Two Bedroom Ground Floor Flat
- Two Double Bedrooms
- Immaculate Throughout
- Open Plan Lounge, Kitchen & Diner
- Ready To Move In To

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1472.00
Ground Rent: 125.00

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT112332

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
CGT112332 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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