





Montagu Court,Leeds LS8 2TT

william h brown

welcome to

Montagu Court, Leeds

A two-bedroom ground-floor flat offering spacious accommodation throughout. Benefiting from well-maintained communal grounds and a private garage providing secure parking or additional storage, this property is ideal for first-time buyers, downsizers, or investors alike.













Entrance Hall
Features a telephone intercom system and a useful built-in storage cupboard, providing added convenience and practical storage space.

Lounge/Dining Area
A spacious open-plan living area featuring two double-glazed windows and two fitted radiators, creating a comfortable space. The room offers ample versatility to accommodate both lounge and dining areas.

Kitchen
A well-appointed kitchen fitted with a comprehensive range of wall and base units incorporating complementary work surfaces and tiled walls. The kitchen benefits from integrated appliances, a sink with drainer, a double-glazed window providing natural light, and durable tiled flooring throughout.

Bedroom One
A double bedroom with a double glazed window and fitted radiator.

Bedroom Two
A single bedroom with a double glazed window, fitted radiator and built a in cupboard.

Bathroom
A fully tiled bathroom comprising a paneled bath with overhead shower, vanity wash hand basin with useful under-sink storage, and a WC. The room benefits from a fitted chrome heated towel radiator and a double-glazed window, with tiled walls and flooring creating a stylish and low-maintenance finish.

External
The property benefits from well-maintained communal grounds, providing attractive outdoor surroundings for residents to enjoy. Additionally, the property includes its own private garage, offering secure off-street parking or useful additional storage space.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Montagu Court, Leeds

- GROUND FLOOR FLAT
- TWO BEDROOMS
- MODERN KITCHEN AND BATHROOM
- COMMUNAL GROUNDS
- GARAGE SPACE

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1320.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Aug 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110130

The Property Ombudsman

Property Ref:
OAK110130 - 0003

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.

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