



MORFITT SHAW

Independent Estate Agents

St Edmund's Court, Roundhay



A bright and spacious two double bedroom positioned on the first floor of this attractive managed development for the over 60s. Set within landscaped and fully stocked gardens, with private parking and communal lounge the property is ideally located within an easy level walk of local shops and cafes.

£189,950 – No chain

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Introduction

An immaculately presented two bedroom apartment, situated on the first floor of this attractive and modern development, purpose built with the over 60s in mind. In the event of a couple being interested, one may be over 55, as long as the other is over 60 years of age. The development has a house manager for most of the time, and when they are unavailable, the alarm calls go through to an emergency centre. There's also a range of high quality communal amenities from the lounge to the laundry. The accommodation comprises; entrance hall, sitting room with dining area, kitchen, two double bedrooms and luxury bathroom.

Roundhay is a highly favoured residential area within north Leeds, benefiting from local shops, cafes and restaurants, a post office, two pubs and of course Roundhay Park all within easy, level walking distance. The Access bus for the local supermarket and fishmonger's van call regularly.

Accommodation

With electric storage heating, PVCu double glazing and warden assistance. Security alarm system and secure entry system. Security features include a camera in the entrance lobby, pictures from which are accessible on TV in the apartment. A guest suite is available for visitors at £9 per night, and a doctors' surgery is located immediately behind the apartments.

To the ground floor: Communal entrance hall

Glazed entrance door, secure entry system and ceiling lighting. Access to a number of communal amenities including the lounge and internal access to the garbage disposal room. Lift to upper floors.

To the first floor: Landing leading to:

Private entrance hall

Entrance door, two ceiling lights and coving. Ceiling coving and large airing / storage cupboard.

Sitting room and dining area 23'3 x 10'6

French doors with Juliet balcony to the rear, overlooking the landscaped gardens and Street Lane. Two ceiling lights, coving and two telephone points. TV point. Coal effect electric fire set within an attractive fireplace.



Kitchen**7'7 x 7'7**

Window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with extractor over and eye level oven and microwave. Space for undercounter fridge and freezer, stainless steel sink unit, ceiling light and coving.

**Bedroom 1****15'9 x 9'3**

Window to the rear, ceiling light and coving. TV point and fitted wardrobe providing hanging space and shelved storage. Telephone point.

**Bedroom 2****14'4 x 8'**

Window to the rear. Ceiling light and coving. Electric heater having timer control.

**Luxury bathroom**

Panelled bath with thermostatic shower over and screen to the side. Low suite wc and vanity wash basin with cupboard under, light over and shaver point. Fully tiled walls, ceiling light and coving. Heated towel rail and extractor. Electric fan heater.

Outside

The development is set within landscaped and fully stocked lawned gardens, with shrub and flower beds, and paved seating areas. Ample parking spaces.

