



MORFITT SHAW

Independent Estate Agents

Oakhampton Court, Roundhay



Situated in an exclusive residential location overlooking Roundhay Park lake, this spacious and attractive one bedroom ground floor apartment is set within established gardens. An early viewing is highly recommended.

£139,950

Tenanted until 10/10/10

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Introduction

A unique and immaculately presented ground floor apartment with alarm, providing one double bedroom accommodation and enjoying its own private entrance. Set within established, lawned grounds and providing private parking, the property is situated on the fringe of Roundhay Park overlooking the lake in an exclusive residential location. The accommodation comprises; entrance hall, sitting room, kitchen, double bedroom and refitted bathroom. An early viewing is highly recommended.

The property is within easy walking distance of extensive amenities on Street Lane and Oakwood parade including popular restaurants, café bars, designer boutiques, supermarkets and a variety of shops. Roundhay Park offers many recreational amenities including the boating lake, Soldiers' field and Tropical World. Very good transport services provide access to the city centre and surrounding areas, with the outer ring road close by providing access to motorway links.

Accommodation

With sealed unit double glazing and gas central heating.

To the ground floor: Entrance hall

Hardwood front entrance door. Ceiling light and large useful store cupboard.

Spacious sitting room 13'3 x 10'7

Two windows to the rear, ceiling light and coving. TV and telephone points and feature stone fireplace and hearth.



Kitchen 11'4 x 6'

Window to the front. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated Smeg gas hob with extractor over and oven under, plumbing for washing machine and space for undercounter fridge. Stainless steel sink unit with mixer tap.



Double bedroom

11'7 x 10'6

Window to the rear, ceiling light and TV point. Fitted with a full length range of mirror fronted wardrobes providing extensive hanging space and storage.



Refitted bathroom

Obscured window to the front. Fitted with an attractive, modern suite in white comprising a panelled bath with electric shower over and screen to the side, pedestal wash basin and low suite wc. Part tiled walls and ceramic tiled floor, shaver point and heated towel rail. Ceiling light and extractor.



Outside

The development is set within communal attractive lawned grounds with private established shrub borders and garden areas. Private parking space.

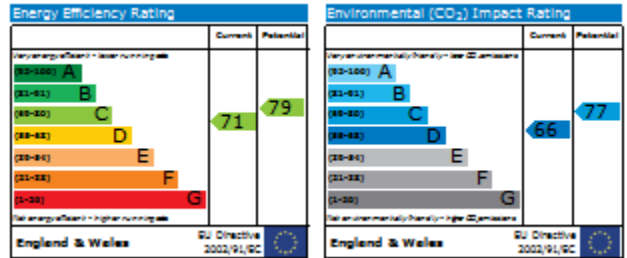
Directions



From our office turn left on to Street Lane and turn left on to Park Avenue just before the Oakwood Clock traffic lights. Oakhampton Court is some distance along on the left hand side, identified by a Morfitt Shaw 'For Sale' board.

Agent's notes : The property is leasehold. All mains services are provided. Viewing strictly by appointment only. Council tax band: C.

Conveyancing: Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.



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Big enough to impress, small enough to care.