

MORFITT SHAW

Independent Estate Agents

St Edmund's Court, Roundhay



A bright and spacious one double bedroom positioned on the second 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.

£124,950 – No chain

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Introduction

An immaculately presented one double bedroom apartment, situated on the second 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, double bedroom 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. Lift to upper floors.

To the second floor: Landing leading to: Private entrance hall

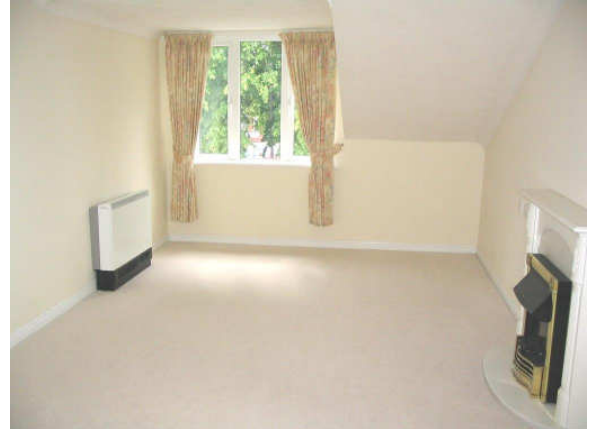
Front entrance door, ceiling light and coving. Entryphone, warden alarm and useful store cupboard.

Sitting room 17' x 10'2

Windows to the side and rear. Ceiling light and coving, TV point. Electric fire set within an attractive fireplace. Double doors to:

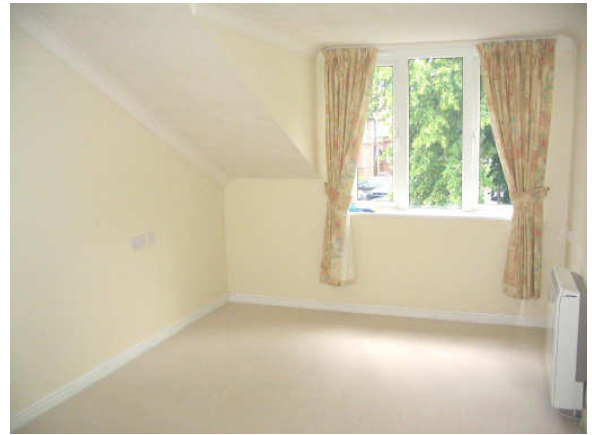
Kitchen 7'5 x 6'

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



Double bedroom 13'7 x 9'

Window to the side, ceiling light and coving. Fitted mirror fronted wardrobes, TV and telephone points.



Bathroom

Panelled bath with thermostatic shower over and screen to the side. Vanity wash basin with cupboard under, low suite wc. Fully tiled walls, heated towel rail. Ceiling light, coving and extractor.



Outside

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

Directions



From our office, turn right on to Street Lane and take the first right on to Devonshire Avenue. Take the first left, and St Edmund's Court is immediately on the left hand side.

Agent's notes : The property is leasehold. All mains services, except for gas, are provided. Viewing strictly by appointment only.

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.

Residential & buy-to-let mortgages: We can help you whatever your requirements and circumstances, whether you are a first time buyer, or wishing to remortgage to a preferential rate. For the convenience of purchasers, whether buying through us or not, we have researched the market on your behalf, and appointed an excellent local independent mortgage consultants, authorised and regulated by the Financial Services Authority. They can provide preferential financial products, from major names, which are not available through other channels such as retail, direct marketing or even the internet.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

Morfitt Shaw opening times : Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.