





For Sale £225,000.00

Flat 25 Wedgewood Court, Roundhay, LS8 1DD

Adair Paxton are pleased to offer this two double bedroom first floor apartment. Offered to the market with no onward chain and set within beautiful spacious gardens, close to canal gardens, tennis courts and Roundhay Park. The property is now in need of updating and briefly comprises; communal entrance, private hallway, great sized living area overlooking the communal gardens, two double bedrooms and a house bathroom. Externally the property sits within well maintained communal grounds and benefits from a single garage. This spacious apartment enjoys a stunning Roundhay location that's second to none, enjoying a peaceful position on an established tree lined street in the very heart of Roundhay. An internal viewing is highly recommended.

 2 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Communal Entrance

Communal hallway. Stairs to all floors.

Hallway

Private entrance hall via front entrance door.

Lounge 6.37m (20'11) x 4.55m (14'11)

Light and Airy living area with two uPVC double glazed windows overlooking the communal gardens.

Kitchen 2.65m (8'8) x 3.68m (12'1)

Fitted with a range of wall, base and drawer units with worktops over. Stainless steel sink with mixer tap and drainer. Double oven with 5-ring gas hob. uPVC double glazed window.

Bedroom 1 3.78m (12'5) x 4.41m (14'6)

Double bedroom with uPVC double glazed window. Built in wardrobes.

Bedroom 2 3.42m (11'3) x 3.43m (11'3)

Second double bedroom with uPVC double glazed window

Bathroom 1.66m (5'5) x 3.43m (11'3)

Fitted with a four piece white suite comprising; shower cubicle, WC, bidet and wash hand basin. Wall mounted heated towel rail. Tiled walls.

Communal Garden

Well maintained communal gardens.

Garage

Single garage

Tenure

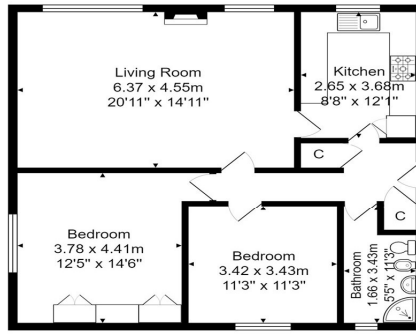
Leasehold - 150 years from 1972

Service Charge

Service charge - £120 per month

Agents Note

The sale of this property is subject to Grant of Probate.



All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Property Ref: 1072

For more information, please contact

0113 258 1150 | sales@adairpaxton.co.uk | www.adairpaxton.co.uk