



27 Lawson Wood Drive, Meanwood
£184,995

NO ONWARD CHAIN - THREE BEDROOM - TWO BATHROOM - CONTEMPORARY THROUGHOUT - TOP FLOOR APARTMENT - PERFECT FOR INVESTORS AND FIRST TIME BUYERS ALIKE - QUIET LOCATION WITH WOODLAND VIEWS - SERVICE CHARGE PAID UP FOR REMAINDER 2023

In this quiet location, tucked at the top of the development this three bedroom apartment is a fabulous buy. With electric heating, double glazing the property briefly comprises: Spacious entrance hallway with storage cupboard, bathroom with bath and shower, open plan living, the living area is a fabulous room with a fitted kitchen with integrated appliances, dining area, living area with double doors, balcony and stunning woodland views. The master bedroom is an excellently proportioned double with a contemporary en-suite shower room. The second bedroom is also a well proportioned double, the third room would make a fantastic home office/single bedroom. The property comes with a designated parking space and plentiful visitor parking spaces. EPC RATING C

AREA GUIDE

If you're wanting quiet and convenience this is the spot to be in!! This apartment is tucked in this peaceful location in surrounding woodland at the very top of the Woodlea enjoying a peaceful position and yet ideally located for all amenities. Excellent public transport links at the end of the road into the city centre. Walking distance to the excellent primary and

secondary schools in Meanwood. Waitrose, bars, restaurants and lovely walks at Meanwood Park and the Hollies are just a few minutes walk away.



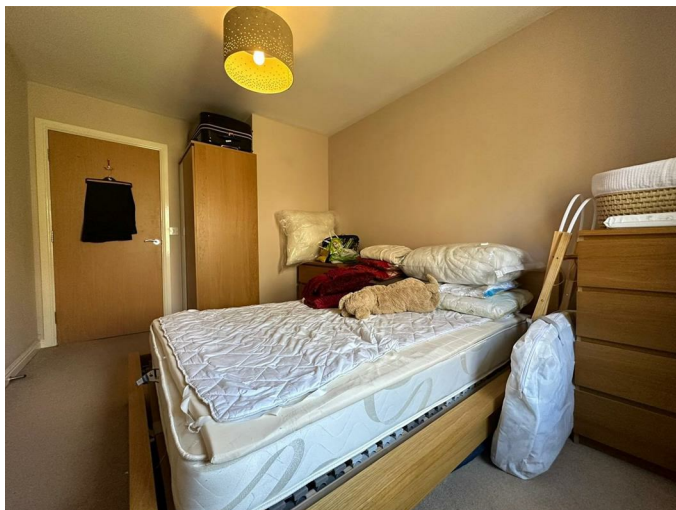
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TENURE

999 year lease from 2001
Ground Rent £125 Per Annum
Service Charge £1252.72 Per Annum (Please note this is fully paid for 2023 so nothing remaining). It includes electricity in communal areas, cleaning of communal areas, gardening to communal areas, window cleaning (outside), repairs to common areas etc.

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING RATING D

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.



THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

COMPANY INFO

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NOT VENDOR CHECKED

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