



Oatland Towers Oatland Drive, Leeds LS7 1SB

welcome to

Oatland Towers Oatland Drive, Leeds

Stylish two double bedroom upper floor apartment in a central Leeds location. Beautifully presented throughout and enjoying far-reaching views, the property also benefits from permit parking, communal gardens and excellent access to city centre amenities and transport links.



Hallway

With access to all rooms and two storage cupboards.

Living/Dining

A spacious, bright and airy room with ample room for furniture, table and chairs.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer and there are spaces for all appliances.

Bedroom One

A double bedroom with space for free standing furniture.

Bedroom Two

A double bedroom with space for free standing furniture.

Bathroom

With marble effect tiling and comprising a bath with shower over, wc and hand basin with storage below.

Externally

Permit parking is available and there is access to communal gardens.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Oatland Towers Oatland Drive, Leeds

- UPPER FLOOR MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- NICELY PRESENTED THROUGHOUT
- FAR REACHING VIEWS
- PERMIT PARKING & COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110068 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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