

### 17 Whitstable Mews Leeds



# 2 Bedroom Apartment £142,500

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## 17 Whitstable Mews, Leeds, West Yorkshire, LS12 6BX

#### **GROUND FLOOR:**

#### **Communal Entrance:**

Access via a communal entrance hall with stairs rising to the upper floors

#### **FIRST FLOOR:**

#### **Private Hallway:**



Access via a front entrance door, access to the accommodation, storage cupboard

#### Living Room / Dining Area:









Double glazed window, double glazed French Doors opening onto a Juliette balcony, ample space for living room furniture and space for a dining / breakfast table. Semi open to the fitted kitchen

#### **Fitted Kitchen:**





Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (built under electric oven / grill, hob, extractor hood, fridge / freezer, automatic washing machine), dishwasher & inset sink and drainer

#### **Master Bedroom:**





Double glazed window, fitted wardrobes

#### **Bedroom Two:**





Double glazed window, fitted wardrobes

#### Bathroom / WC:





A modern white suite comprising of a panelled bath with a shower above, low flush WC, wash basin

#### TO THE OUTSIDE:

#### **Gardens:**



The property is set within communal gardens

#### **Parking:**





The property benefits from having an allocated parking space and use of visitor parking spaces

#### **EPC & Council Tax:**

EPC Rating: C / Council Tax Band: B

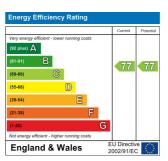
#### **Leasehold Information:**

The leasehold for the above property is for 125 years from 01 January 2016.

We understand that the Ground Rent is £100 per year. This was originally paid to Taylor Wimpey but is now paid to TwinLeaf (via E&M) who purchased the freehold in October 2022.

The Management Company is RMG Client Services Limited.

We understand that the Service Charge £1,344.14 per year (around £112 per month).



#### **Upper Floor**

