



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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Upper Floor

