

# HUNTERS<sup>®</sup>

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**Newton Park Court**

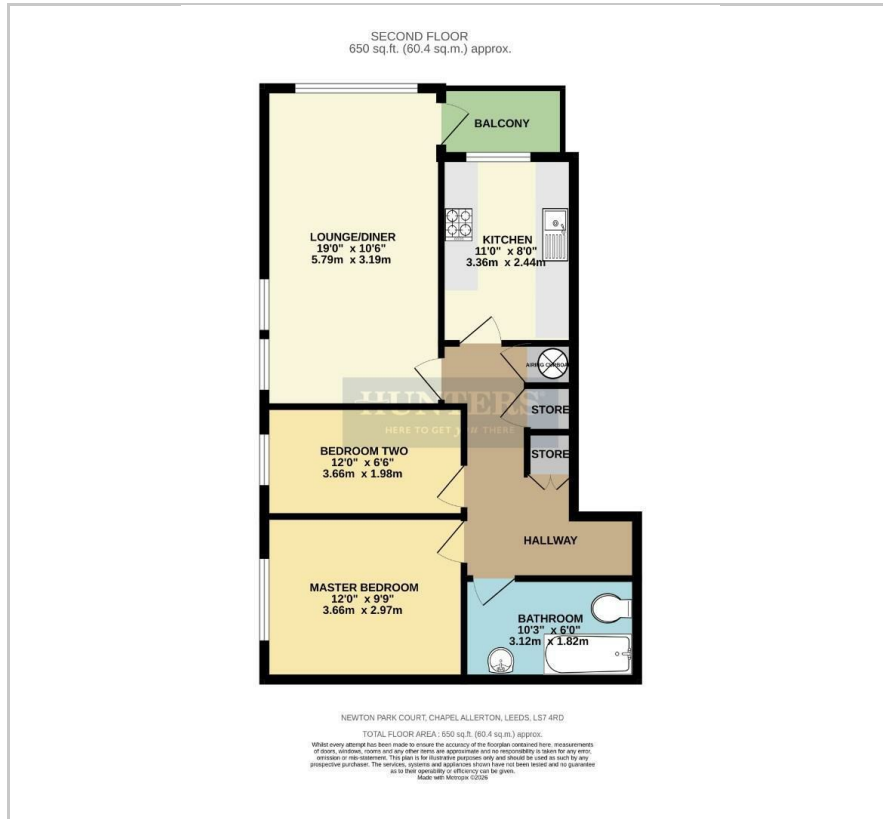
, Chapel Allerton, LS7 4RD

Asking Price £140,000

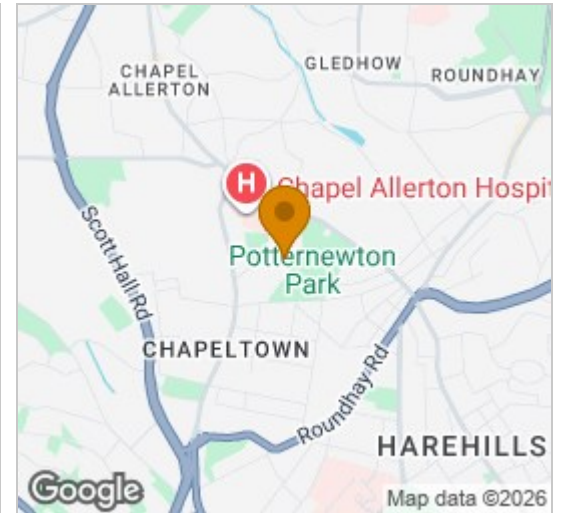
 2  1  1  E

Council Tax: A

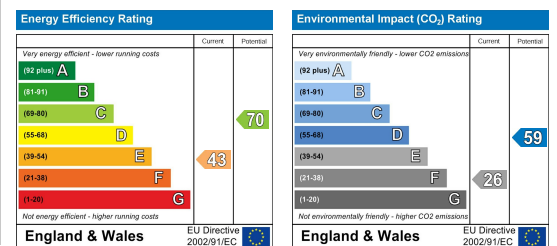
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOMS
- BALCONY
- PERFECT BUY TO LET OPPORTUNITY
- MODERN KITCHEN AND BATHROOM
- COMMUNAL GARDENS
- TOP FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- SUITABLE FOR DOWNSIZERS
- AMPLE STORAGE
- NO CHAIN

TWO BEDROOMS – TOP FLOOR APARTMENT – BALCONY – IDEAL FOR FIRST TIME BUYERS – PERFECT BUY TO LET OPPORTUNITY – SUITABLE FOR DOWNSIZERS - MODERN KITCHEN AND BATHROOM – AMPLE STORAGE – COMMUNAL GARDENS – NO CHAIN

This two bedroom top floor flat is an ideal opportunity for a first time buyer or a buy to let investor. Located in a popular development in Chapel Allerton, the property is close to parks, pubs, bars, transport links, shops and all the fantastic amenities on offer in the area. Set in well maintained communal gardens, the Newton Park Court has ample parking and green space to the exterior. Internally it briefly comprises; entrance hall, two store rooms, airing cupboard, lounge dining room, balcony, kitchen, two bedrooms and a modern house bathroom. Energy rating – E



## MATERIAL INFORMATION

**Tenure:** Leasehold  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.