



Alleon Court Low Lane, Horsforth Leeds LS18 5GT

welcome to

Alleon Court Low Lane, Horsforth Leeds

A stylish second-floor apartment in sought-after Horsforth, close to amenities and transport links. Featuring a bright lounge/diner, modern kitchen, double bedroom, and sleek shower room, plus storage throughout. Well-kept communal areas and a dedicated parking space complete the package.



Alleon Court, Low Lane

A well-presented modern second-floor apartment, ideally situated in the popular area of Horsforth, close to a wide range of local amenities and excellent transport links. An internal viewing is highly recommended to fully appreciate what this property has to offer, and it is sure to appeal to a variety of buyers.

The accommodation briefly comprises: a communal ground floor entrance with stairs leading to the second floor. Inside, the apartment features a welcoming hallway with two useful storage cupboards, a bright and spacious lounge/diner benefiting from additional under-eaves storage, a modern fitted kitchen, a double bedroom, and a stylish contemporary shower room.

Externally, there are well-maintained communal grounds along with the added benefit of a dedicated parking space.

Ground Floor

Communal secure entrance with stairs up to the second floor apartment

Entrance Hallway

Door opening into the apartment with two useful storage cupboards

Lounge / Diner

A spacious, bright lounge with windows to two sides and useful eaves storage

Kitchen

A modern and stylish kitchen fitted with a range of wall and base units complemented by work surfaces. Incorporating a stainless steel sink unit with tiled splashbacks, integrated fridge/freezer, dishwasher, and oven with hob. Plumbing for a washing machine, Velux windows, and a radiator complete the space.

Bedroom

A spacious double bedroom with radiator and window

Bathroom

A contemporary bathroom featuring a step-in shower cubicle with a glass screen, a vanity unit housing a low flush WC and wash basin, a heated towel rail, and a useful storage cupboard.

Outside

The apartment sits within well kept-communal gardens along with one allocated parking space.

Leasehold Information

This property is leasehold with a 999-year term from 1 May 2008.

The service charge is approximately £1,520.04 per annum, with a ground rent of £100 per annum.

All details should be verified by your legal representative.

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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welcome to

Alleon Court Low Lane, Horsforth Leeds

- Popular Horsforth location
- Well-presented, modern 2nd-floor apartment
- Bright and spacious lounge/diner with additional storage
- Spacious Double Bedroom
- Well-maintained Communal Areas

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1520.04

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107658 - 0005

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