








CORNERSTONE

# 24 Stone Mill Court, Meanwood, Leeds, LS6 4RQ



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## 24 Stone Mill Court £135,000

Cornerstone are delighted to offer for sale this fantastic and spacious ground-floor one-bedroom apartment with no onward chain.

This apartment is located in the popular and charming Stone Mill Court development. Stone Mill Court is a mid-19th-century Grade 2 listed converted mill complex.

The site's history is fascinating. Stone Mill Court stands on the site of a medieval water corn mill used by monks from Kirkstall Abbey in the early 13th century. Milling continued until 1785, when Thomas Martin used the mill for paper making, and it became known as Wood Mills. In 1852, the mill burnt down, and the present mill was built as a tannery for Samuel Smith. It became a fellmongers in 1914 and closed in 1994, when it was converted into beautiful residential apartments.

The Stone Mill Court development, also known locally as Tannery Park or The Old Tannery, has plenty of character and charm. It is only a stone's throw from Meanwood Park, the Meanwood Valley Trail, and the centre of Meanwood, making it an extremely popular place to reside.

The centre of Meanwood boasts an abundance of amenities, including the highly regarded Waitrose Home and Food Hall, as well as several cafes, vibrant bars, pubs, and restaurants, all within walking distance. The Northside Retail Park has an Aldi and much more.

Headingley is a short distance from the apartment, and the city centre is around three miles away.

Local leisure facilities are superb, with Meanwood Park and The Hollies only a short walk from the property. Several gyms, including a David Lloyd Leisure Club, are on the property's doorstep.

The apartment benefits from being situated on the ground floor; it has high ceilings and large windows throughout. The apartment comprises a commanding hallway, an open plan living space which comprises a kitchen, sitting & dining area, a principal bedroom, a recently refurbished bathroom and a large utility/storage cupboard accessed from the hallway.

The development has ample parking and is surrounded by plenty of green spaces and trees.

To conclude, a wonderful apartment that is located in the heart of Meanwood.

This property will be popular given its size, location and price.

### **COMMUNAL HALLWAY**

Entering the Tannery Park development, you step through a timber door which leads into the communal hallway. The communal hallway is neutrally decorated. Visitors can telephone the apartment via an intercom, which has an automatic door release.

### APARTMENT HALLWAY

The apartment's hallway is finished in a modern tone with a high ceiling that has coving and a lovely wood floor. exists. The telephone intercom for the communal front door is also located here. The hallway leads into the open plan kitchen & living area, principal bedroom, bathroom and a practical utility/handy storage cupboard with double doors.

### Utility Cupboard

A large utility cupboard with double doors, which has plumbing for a washing machine. The utility cupboard also has plenty of storage.

### OPEN PLAN LIVING AREA & KITCHEN

This open plan space comprises a kitchen, sitting and dining area, and a large window allows plenty of light into this space. The kitchen comprises ample cupboards with a number of appliances. An integrated oven, a four-ring gas hob with an extractor hood above, and a one-and-a-half sink with a drainer are present. This stylish open-plan space is decorated in a modern tone with a high ceiling that has coving.

### PRINCIPAL BEDROOM

A commanding principal bedroom that is decorated in a fresh modern tone with a high ceiling and a large window that allows ample light to pour in.

### BATHROOM

A modern and stylish bathroom that has been recently fitted. The bathroom is predominantly tiled with modern, trendy decor. It comprises a large shower cubicle, a wash basin set on a vanity unit with a large mirror above, a toilet and a heated towel rail. The boiler is also located in the bathroom.

### THE GROUNDS

The grounds of the development are well presented and surrounded by ample green spaces with tree-lined roads and mature but well-tended borders. An open-air visitor centre details the history of the development from its days as a working tannery through to its inception as a residential complex. There are also details of the walks nearby, particularly the Meanwood Valley Trail. The Meanwood Valley Trail is accessed within moments from the apartment with direct access to Meanwood Park. The Meanwood Beck runs through the grounds of Stone Mill Court, making this a highly desirable and tranquil place to reside. Ample parking is also found at the development.

### ADDITIONAL INFORMATION

Tenure - Leasehold - 125 years from 31st March 1998.

Service Charge & Buildings Insurance - £155.83 per calendar month.

Ground Rent - £4.17 per calendar month - This apartment owns a share in the freehold.

Council Tax Band B.

No Onward Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.





Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

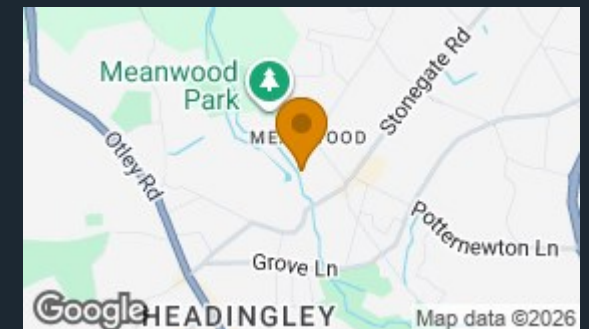
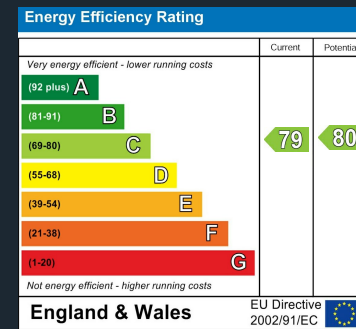
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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