



CORNERSTONE

# Apartment 19, Oakhurst, 49 Cardigan Road, Headingley, Leeds, LS6 1DW



1 x | 2 x | 2 x | 1 x | C EPC





# Oakhurst

## Guide Price £190,000

### Introduction

Offered for sale with no onward chain, this superior and spacious two-bedroom ground floor apartment is set within a secure, gated development in the heart of Headingley along with a long lease of 999 years from 2005.

Positioned to the rear of this attractive development, the apartment enjoys a particularly private and charm setting, surrounded by mature greenery and benefiting from direct access to communal gardens all while being on the doorstep of the centre of Headingley. The development itself offers resident parking and what feels to be a secure environment, making it an ideal purchase for a range of buyers including professionals, downsizers, and investors. The property is currently rented at £1,100.00 per calendar month. The current tenant is due to vacate soon.

### Accommodation

The property is well presented throughout, having been carefully maintained and tastefully decorated to create a welcoming and ready-to-move-into home.

The apartment is accessed via a small communal hallway in this part of the development. The apartment opens into a useful entrance vestibule, which leads into a generous central hallway—providing a sense of space from the outset and connecting all principal rooms.

At the heart of the home is a spacious open-plan kitchen and living area, designed with both comfort and practicality in mind. The kitchen is fitted with a range of units and incorporates an integrated oven, hob with extractor above, and an integrated washing machine, alongside space for a freestanding fridge freezer. A breakfast bar/island subtly separates the kitchen from the living space, creating an ideal setting for both everyday living and entertaining.

The living area enjoys excellent natural light and features French doors that open directly onto a patio area and the communal gardens—perfect for relaxing outdoors and enjoying the surroundings.

The principal bedroom is a well-proportioned double room, while the second bedroom is equally generous and benefits from a walk-through wardrobe leading into a private en suite shower room—offering flexibility for guests or shared living arrangements.

A stylish main bathroom serves the apartment, complemented by a storage cupboard located off the hallway, which houses the hot water cylinder and RCD fuse board.

### Externally

The development is accessed via secure gates and provides resident parking. The communal gardens are well maintained and offer a pleasant outdoor space, with this apartment enjoying particularly convenient direct access to the rear communal garden via its French doors.

### Location – Headingley

Situated in the ever-popular Headingley, this apartment enjoys an enviable position being within walking distance of its vibrant centre. Headingley is an extremely popular suburb, known for its lively yet community-focused atmosphere.

The area boasts an excellent range of amenities including independent cafés, restaurants, bars, and shops, alongside well-known supermarkets and leisure facilities. Its unique blend of character, convenience, and green spaces makes it particularly attractive to professionals and academics alike.

Nearby Hyde Park provides expansive green space, while University of Leeds is within easy reach—making the location ideal for those working or studying in the city.

### Leeds City Centre & Connectivity

Leeds city centre is approximately 2 miles away, offering an extensive array of retail, dining, and cultural attractions. From high-end shopping and award-winning restaurants to theatres, galleries, and a thriving business district, Leeds continues to be one of the UK's most dynamic cities.

The area benefits from excellent transport links, including regular bus services along Cardigan Road and nearby rail connections, ensuring convenient access both into the city and beyond.

### Summary

This impressive ground floor apartment combines space, privacy, and location, all within a secure and well-maintained development. With no onward chain, a long lease, and a highly sought-after setting, early viewing is strongly recommended.

### Important Information

Tenure - Leasehold.

Lease Term - 999 years from the 1st January 2005.

Service Charge including Buildings Insurance - £329.00 per quarter.

Ground Rent - £350.00 per annum. The next increase will be 1st January 2035 to £450.00 per annum.

Managing Agent - Mudd & Co.

Council Tax Band A.

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 giftor(s)) 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 giftor(s). A non-refundable fee of £40.00 (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 endeavor to make our particulars accurate and reliable. However, they are only a general guide to the property, and if

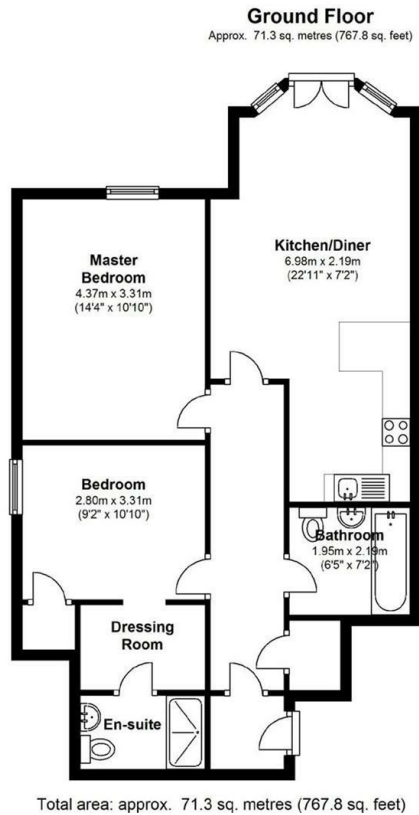


there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

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

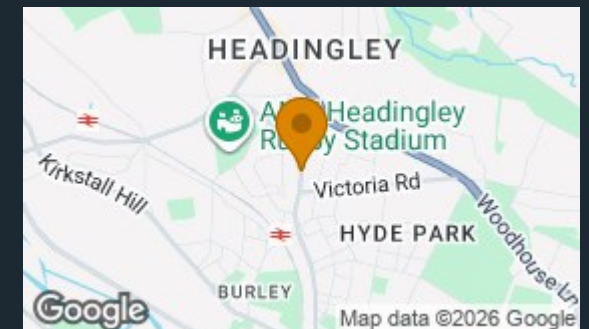
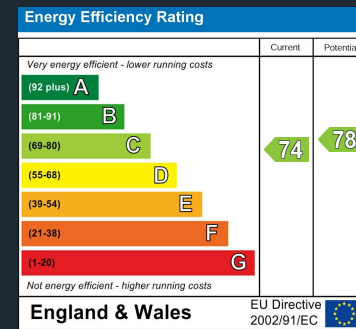
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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.



Local Authority  
Leeds City Council

Council Tax Band  
B





Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)