



CORNERSTONE

18 Aragon Court 252 Stainbeck Lane, Leeds, LS7 2PS



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18 Aragon Court 252 Stainbeck Lane

Guide Price £200,000

Introduction

This stylish and well-located apartment offers an exceptional opportunity to secure a brilliant home in this sought-after neighbourhood.

Situated discreetly at the rear of this attractive and well-kept development, this beautifully presented and spacious two-bedroom ground floor apartment offers a peaceful setting while remaining superbly positioned for everything that makes this part of North Leeds so desirable.

The Setting

Accessed from Stainbeck Lane, the development opens into a private block-paved residents' parking area, surrounded by mature greenery that immediately creates a calm and welcoming atmosphere. From here, an archway and covered passageway guide you through part of the development before opening out into a secluded, charming communal garden. This area features a bike store and beautifully maintained hedging that lines the pathway leading to the communal entrance for this section of the development.

The communal entrance door can be opened remotely from the apartment via an intercom system. Inside, the communal hallway is neutrally decorated, with post boxes neatly positioned. The apartment itself is conveniently located on the left-hand side of the ground floor.

The Apartment

Upon entering the apartment, you are greeted by an impressive and expansive hallway, finished in modern, stylish tones and enhanced by a premium wood-effect floor. This generous space immediately sets the tone as it winds through and provides access to the rooms.

From the hallway, you reach the main bathroom, the principal bedroom with en suite, a useful cupboard housing the hot water cylinder, the second bedroom, and the truly outstanding open-plan kitchen, dining and sitting room. This vast open-plan space is the heart of the home and is ideal for both relaxing and entertaining. French doors open directly onto a south-facing communal garden, allowing natural light to flood the room and creating a wonderful sense of indoor-outdoor living.

The kitchen is well appointed with an excellent range of fitted cupboards and a central island with space for seating. The island incorporates a hob with an extractor hood above, while the kitchen also benefits from a one-and-a-half stainless steel sink with drainer, integrated dishwasher, integrated oven and integrated microwave. The kitchen area is tiled, while the living and dining areas continue the premium wood-effect flooring. A painted feature wall adds character, with the remaining décor kept neutral and coving to the ceiling providing a refined finishing touch.

As showcased in the marketing photography, the current vendor enjoys exclusive use of the garden area accessed directly from the French doors. Please note that this garden space does not form part of the title or lease; however, the apartment clearly benefits from the privacy, outlook and south-facing aspect of this beautifully maintained communal garden by our client.

The principal bedroom is a calm and inviting space, predominantly neutrally decorated with a stylish painted feature wall. A double-glazed window offers a pleasant outlook over the secluded communal gardens. This bedroom is complemented by a trendy and contemporary en suite, partially tiled and fitted with a large shower enclosure, a wash basin set above a vanity unit, and a WC.

The second bedroom is a good-sized and versatile room, ideal as a child's bedroom, guest bedroom, dressing room or home office. The main bathroom is spacious and well designed, featuring a bath with a shower over and a glass screen, a pedestal wash basin and a WC. The decor is neutral and partially tiled, creating a clean and modern finish.

The Location

The apartment is located in the ever-popular area of Meanwood, close to Carr Manor School and offering excellent access to a wide range of local amenities. A Sainsbury's Local is within walking distance, along with the highly regarded Culto Italian restaurant and the much-loved Beck & Call gastro pub. Meanwood Centre is easily accessible on foot and provides a fantastic mix of independent cafés, bars, shops, gyms, and everyday conveniences, including a Waitrose and an Aldi, all set against the backdrop of nearby green spaces such as Meanwood Park and the Meanwood Valley Trail.

Just a short distance away is Chapel Allerton, renowned for its vibrant high street, excellent selection of bars and restaurants, independent shops, cafés and delis, and a lively yet welcoming community atmosphere that appeals to professionals and families alike.

Leeds city centre is also easily commutable by car, public transport or bike, making this an ideal location for those who enjoy city living while appreciating the balance of a greener, more relaxed residential setting. Leeds offers outstanding shopping, dining, cultural attractions and major transport links, placing everything you need within easy reach.

Important Information

TENURE - LEASEHOLD.

Leasehold Term - 125 years from the 1st January 2007. 106 years remaining at time of print.

Service Charge including Buildings Insurance - £2,148.69 per year.

Ground Rent - Currently £200.00 per annum, increasing in 2027 to £300.00 per annum. The next increase would be in 2037 to £400.00 per annum. The ground rent then increases every 10 years by £100.00 to a maximum of £900.00 per annum for the remainder of the lease term.

Managing Agent - Trinity Estates.

Council Tax Band C.

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 gifto(r)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 gifto(r)s. 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).

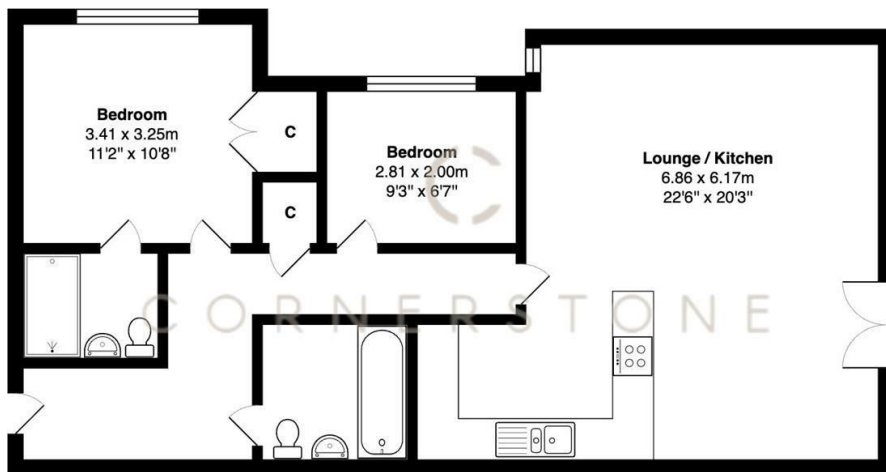
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

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.





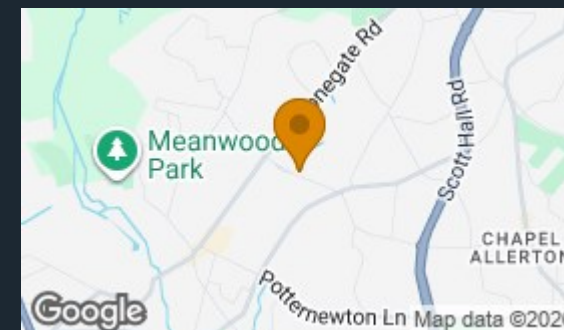
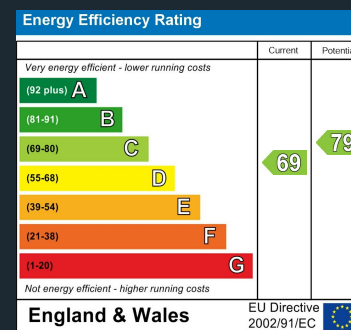
Ground Floor

Total Area: 76.6 m² ... 825 ft²

All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
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