



CORNERSTONE

# Flat 9, 14 Buckthorn Avenue, Meanwood, Leeds, LS7 2FF



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# 14 Buckthorn Avenue

## Guide Price £210,000

### Introduction To Flat 9, 14 Buckthorn Avenue

A Fantastic Nearly-New Two-Bedroom Top-Floor Apartment with a long lease of 999 years from the 1st January 2022.

The first viewings are on Saturday, 24th January 2026.

Cornerstone Sales & Lettings are delighted to present this nearly new two-bedroom apartment, located on Buckthorn Avenue, Meanwood, within the recently completed and highly regarded Vision Development.

Completed in mid-2023, the apartment still benefits from the remainder of its NHBC warranty, offering reassurance and peace of mind to prospective purchasers. Positioned on the top floor of a modern three-storey development, the property also enjoys the added advantage of its own private loft space, a rare and valuable feature for an apartment of this type.

### The Accommodation

The apartment is accessed via a communal stairwell and opens into a spacious, welcoming hallway, providing access to all principal rooms and a good-sized, convenient storage cupboard.

At the heart of the home is a bright and spacious open-plan kitchen and living area, perfectly designed for modern living. The contemporary kitchen is well-appointed with sleek units, quality work surfaces, and integrated appliances such as a washer-dryer, a dishwasher, oven, hob and a tall fridge and freezer. The kitchen space flows seamlessly into the living space, which has large double-glazed French doors that open to a Juliet balcony, allowing plenty of natural light in and creating an airy, open feel.

The property offers two well-proportioned bedrooms, with the principal bedroom providing an excellent main retreat. The second bedroom is ideal for guests and/or home working.

A modern bathroom completes the accommodation, finished with contemporary fittings and a clean, stylish aesthetic. The decor throughout the apartment is stylish, adding to its appeal.

### The Location

The location is a standout feature of this superb apartment. Meanwood is within comfortable walking distance, offering an excellent range of local amenities, including supermarkets such as Waitrose and Aldi, independent shops, cafés, bars, and restaurants. Meanwood Park and the surrounding green spaces provide a welcome balance of nature and leisure right on your doorstep.

Close by, Chapel Allerton offers a vibrant and well-established high street, renowned for its variety of independent boutiques, restaurants, bars, and coffee shops.

For families and professionals alike, the area is well served by a range of highly regarded schools, leisure facilities, and everyday conveniences.

Leeds City Centre is easily accessible by car or public transport, making this an ideal location for commuters, while still enjoying the benefits of suburban living.

## Summary

This stylish and nearly new apartment represents an excellent opportunity for first-time buyers, professionals, or investors alike. Combining modern accommodation, a sought-after development, and a highly desirable North Leeds location, this property is not to be missed.

Early viewing is strongly recommended to appreciate the quality, space, and lifestyle on offer.

## Important Information

Important Information - TENURE - LEASEHOLD.

Leasehold Term - 999 Years From The 1st January 2022.

Service Charge Including Buildings Insurance - £1057.00 per year

Ground Rent - £0.00

Managing Agent - Trust Green Management.

Council Tax Band B.

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.





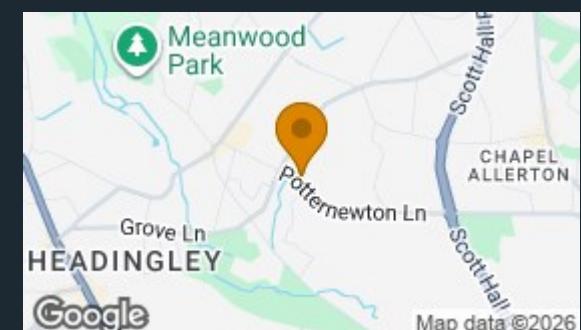
Total Area: 61.7 m<sup>2</sup> ... 664 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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