



FLAT 7, 21 ALLERTON PARK LEEDS, LS7 4AJ

£265,000
LEASEHOLD

This stylish two-bedroom apartment at Allerton Park offers elegant modern living in one of North Leeds' most desirable locations. Combining high-end finishes, light-filled open spaces, and exceptional convenience, it's ideal for anyone seeking a sophisticated yet low-maintenance home. With secure parking, lift access, and beautiful communal gardens, this apartment delivers the perfect blend of comfort, quality, and location.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 7, 21 ALLERTON PARK

- Secure Private Parking
- Communal Garden Space
- Modern Throughout
- Close to local Amenities
- Private Gated Development
- Ideal for First Time Buyers
- Lots of Natural Light
- Transport Links to Leeds and Harrogate
- Perfect blend of comfort and privacy
- Modern kitchen with integrated appliances throughout



Allerton Park

Beautifully designed and superbly located, this first-floor apartment at Allerton Park presents an exceptional opportunity for young professionals, downsizes, or first-time buyers. This property offers the perfect balance of vibrant urban living and leafy tranquility. Just moments from Chapel Allerton's popular cafés, boutiques, and restaurants, with excellent schools and easy access to Leeds city center, this is a home that blends lifestyle and convenience perfectly.

The apartment has been finished to a high contemporary standard throughout, featuring two generous bedrooms and two luxury bathrooms. The open-plan living and dining area is bright and welcoming, enhanced by large windows that flood the space with natural light. The sleek kitchen combines style and function, fitted with Quartz worktops, mirrored splashbacks, integrated appliances, and a gas hob, creating the ideal environment for cooking and entertaining.

A separate utility cupboard provides practical storage and plumbing for a washing machine, maintaining a clean and uncluttered living space. The principal bedroom features bespoke fitted wardrobes and a luxurious Italian-inspired en-suite shower room, while the second bedroom is a spacious double complemented by a beautiful main bathroom with a

full-sized bath, rainfall shower, and contemporary fittings.

Externally, residents benefit from secure allocated parking behind electric gates, lift access from the basement car park, and beautifully maintained south-facing communal gardens with a lawn and patio seating area, the perfect spot to relax and unwind.

Stylish, spacious, and set within one of Leeds' most desirable addresses, this outstanding apartment offers the very best of modern living.

Reasons to Buy:

- Located on The Sunday Times' "Best Street in the North of England to Live".
- Premium first-floor apartment in sought-after Chapel Allerton.
- Finished to an excellent standard with high-quality fixtures throughout.
- Bright open-plan living and dining area with large windows.
- Contemporary kitchen with Quartz worktops and integrated appliances.
- Two luxury bathrooms, including an Italian-inspired en-suite.
- Zoned underfloor heating for all-year comfort.
- Secure allocated parking behind electric gates.
- Beautifully landscaped, south-facing communal

gardens with seating.

- Close to independent cafés, restaurants, shops, and excellent transport links.

ENVIRONS

Located in Chapel Allerton, Allerton Park is ideally situated just a short walk from the vibrant high street. You'll find independent shops, cafes, and restaurants that create a delightful community atmosphere. Nature enthusiasts will enjoy the proximity to Gledhow Valley Woods, providing a serene escape for evening strolls along the stream. Meadow Walk offers a perfect blend of city comforts and tranquil nature, creating a space where your residence becomes a sanctuary, and your surroundings invite you to be a part of a charming community.

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is leasehold, and that vacant possession will be granted upon legal completion. We have been advised there are 118 years remaining on the lease. The ground rent is £250 and the service charge is £2,430.20 Per Annum.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

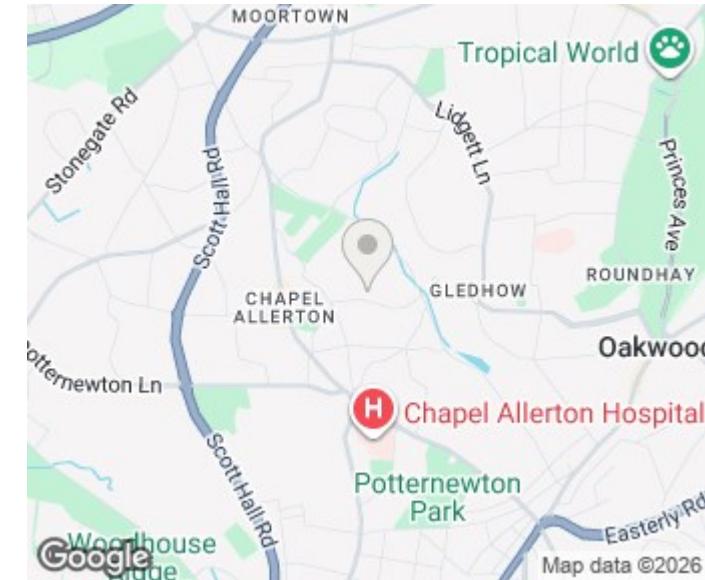
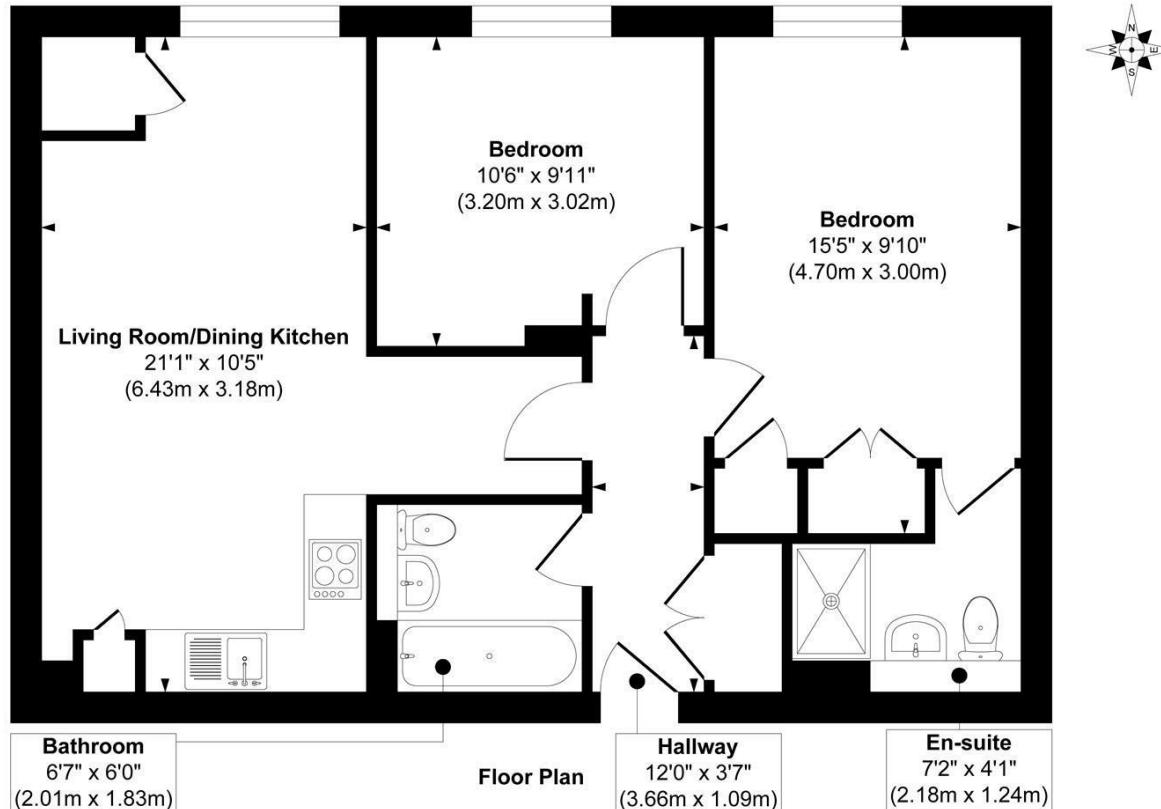
Local Authority – Leeds City Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 659.00 sq ft

Tenure – Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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