



## FLAT 11, 21 ALLERTON PARK LS7 4AJ

£270,000  
LEASEHOLD

This stunning two-bedroom, two-bathroom top-floor apartment in Chapel Allerton offers modern living in a secure gated development. With stylish finishes, underfloor heating, private terrace, and designated underground parking, it's perfect for those seeking comfort, convenience, and privacy in a vibrant community.

MONROE

SELLERS OF THE FINEST HOMES

# FLAT 11, 21 ALLERTON PARK

- Exquisite top-floor apartment in Chapel Allerton
- Two bedrooms, two bathrooms, gated development
- Light-filled hallway with feature Velux windows
- Open-plan kitchen, living and dining area
- Modern kitchen with integrated appliances throughout
- Leads to spacious private outdoor terrace
- Primary bedroom with stylish ensuite shower room
- Perfect blend of comfort and privacy
- Underground allocated parking space included
- South-facing communal gardens for residents' use



## AP

This exquisite top-floor apartment in Chapel Allerton combines convenience and privacy within a gated development built in 2019. Featuring two spacious bedrooms and two modern bathrooms, the home is light and airy with Velux windows illuminating the entrance hallway. The large open-plan kitchen, living, and dining area boasts a sleek quartz kitchen with Bosch integrated appliances and flows seamlessly onto a private terrace, perfect for relaxing or entertaining.

The primary bedroom has been fully modernised, offering a walk-in shower and ample storage, while the second double bedroom shares a stylish bathroom with a bath and overhead waterfall shower. High-end finishes include Marazzi Corten feature wall tiles in the bathroom, Ragno Bistort Michelangelo marble floor and wall tiles, and underfloor heating throughout.

Externally, residents benefit from access to south-facing communal gardens, a large private terrace, and one designated underground parking space in a secure garage with electric doors. Chain-free and set among friendly, quiet neighbours, this apartment offers contemporary living in a sought-after location.

## REASONS TO BUY

- Modern open-plan living space
- Chain-Free Purchase

- Two spacious double bedrooms
- Open-plan kitchen, living and dining space
- Bespoke kitchen with integrated appliances
- Secure underground parking space
- Private south-facing terrace
- Beautiful Communal gardens
- Gated development for privacy

## ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and Moorlands schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

## SERVICES

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

## 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 service charge is £2,430.20.

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

## FLAT 11, 21 ALLERTON PARK









## FLAT 11, 21 ALLERTON PARK

### ADDITIONAL INFORMATION

**Local Authority** – Leeds

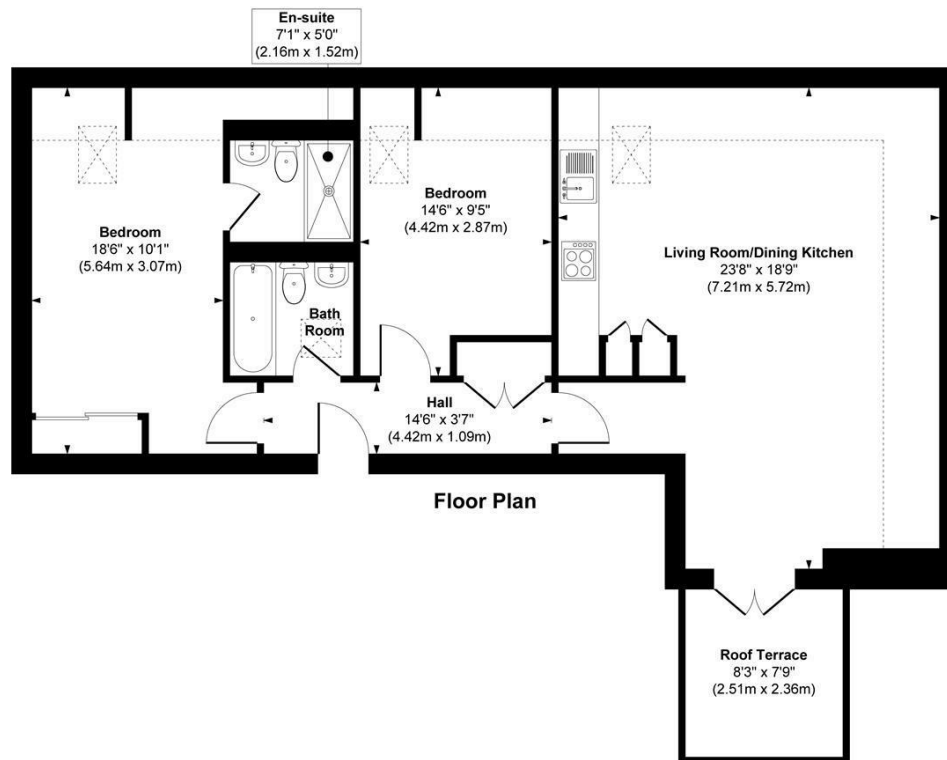
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 874.00 sq ft

**Tenure** – Leasehold

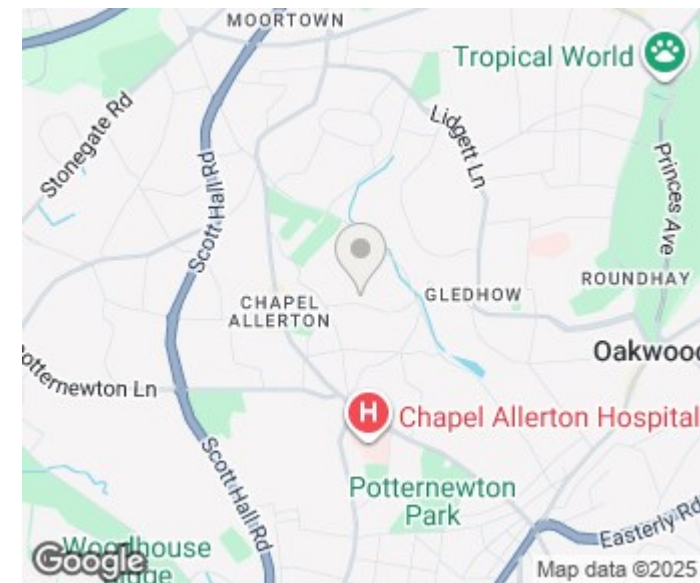




Approx. Gross Internal Floor Area 874 sq. ft / 81.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES