



Sparta Court  
Troy Road  
LS27 8JG

Asking Price £119,950

**ManningStainton**

*helping people move*





# Sparta Court

## Troy Road

Manning Stainton are pleased to bring to the market this ground floor apartment offering excellent links into Leeds City Centre via the nearby Morley Train Station, whilst the property is just a stones' throw from Morley Centre.

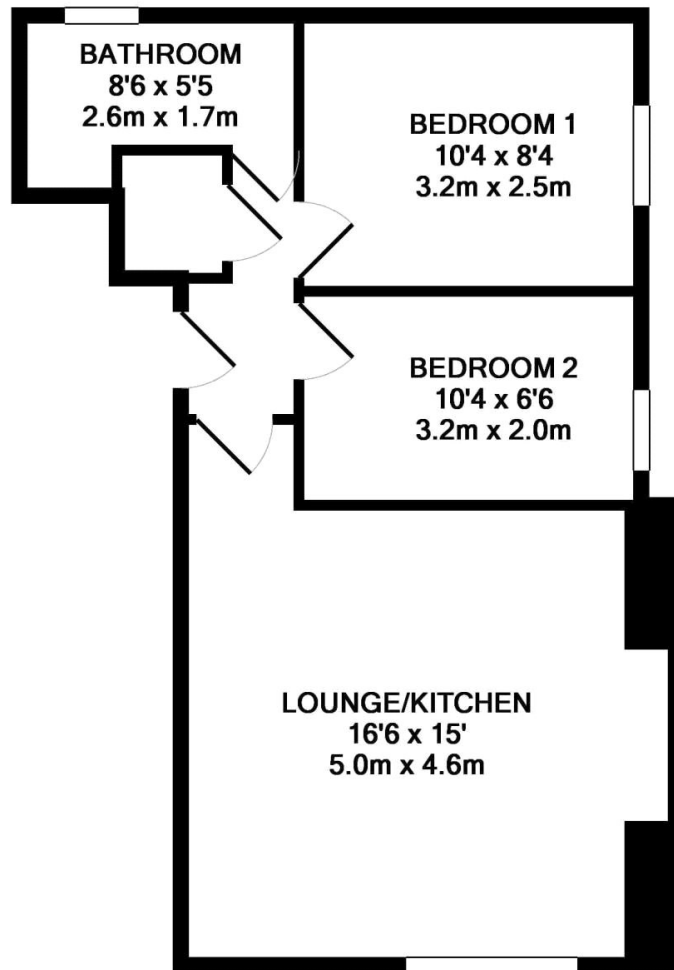
Perfect for a first time buyer or offered with a sitting tenant who is paying \*£550PCM\*. The property is situated within this attractive modern development and boasts designated parking for one car.

Positioned on the ground floor of this purpose-built block, the property enjoys an open-plan living space with a fitted kitchen and living / dining space, whilst there are two bedrooms of a good size. The accommodation is completed by a bathroom which enjoys a traditional three piece suite with P-shaped bath having shower over the bath and part-tiled surrounds.

Call our Morley office to arrange your viewing!

\*Please note photographs from previous lettings marketing have been used to market the property.





SPARTA COURT  
 TOTAL APPROX. FLOOR AREA 40.3 SQ.M. (434 SQ.FT.)  
 plan not to scale - strictly for identification purposes only  
 Made with Metropix ©2015

**LEASEHOLD INFORMATION**

Service Charge: £780  
 Ground Rent: £152  
 Years remaining: 983

\*Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

**Directions**

From our Morley office proceed down Queen Street and turn right onto Queen Street South. Turn right onto Troy Hill and right again onto Troy Road where the property can be found identified by our 'for sale' board.

**Viewing**

By appointment only through our Morley branch

**Agents Notes:**

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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