



CORNERSTONE

# 109, Echo Central One, Cross Green Lane, Leeds, LS9 8FH



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# Echo Central One

## £99,995

Cornerstone are delighted to offer for sale this, modern and contemporary EWS1 compliant one bedroom 8th floor apartment. The apartment is located in the popular Echo development which is located close to the city centre. This good size apartment offers superb city living with a panoramic views out over Leeds and beyond.

The apartments location is great being walking distance to Leeds city centre and Leeds Dock. It also benefits from being close proximity to the motorway network making it superb if you need to travel.

Leeds is an amazing city packed full of brilliant amenities and boasts great night life.

This property is sure to appeal to a wide range of buyers.

### **Communal Entrance Hall**

Entering Echo Central One you obtain access via a key fob or using the intercom entry system. Entering the development the communal entrance hall is grand with tiling and finish in a stylish design. Your Post box, a lift and a stairwell is found in the communal entrance hall.

### **Apartment Entrance Hallway**

Entering the apartment you are instantly impressed by a long hallway. Finished in neutral tones, a wood effect floor, an intercom entry system and spot lights are present above. The hallway leads to the open plan kitchen diner & sitting room, principal bedroom, bathroom and utility cupboard.

### **Open Plan Kitchen Diner & Sitting Room**

A lovely open plan kitchen diner & sitting room that is bright and airy courtesy of large French doors that open to a Juliette balcony. The kitchen has a number of lower and upper level cupboards. The kitchen utilities comprise of electric oven, ceramic hob, stainless steel extractor and splash back, stainless steel bowl basin and integrated fridge freezer. Again spot lighting features and a wood effect floor.

### **Principal Bedroom**

A large bedroom with an internal glass window which looks out into the open kitchen diner & sitting room It has a panoramic view over the city of Leeds. The bedroom is decorated neutrally continues the contemporary feel.

### **Bathroom**

The bathroom is partially tiled and decorated neutrally. It comprise a large shower, toilet, towel radiator and wall mounted wash basin with a large mirror above.

### **Utility Cupboard**

The utility cupboard is located in the hallway boasting storage and space for a plumbed in washing machine.

### **ADDITIONAL INFORMATION**

TENURE - LEASEHOLD - TERM - 155 years from 1st January 2007

Service Charge & Buildings Insurance – £1.304.84 per annum.

Ground Rent - £200 per annum.

The above figures are correct as of the 19th January 2024.

The property currently has a tenant on a rolling contract at £575.00 per calendar month.

Council Tax Band A.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

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 were we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

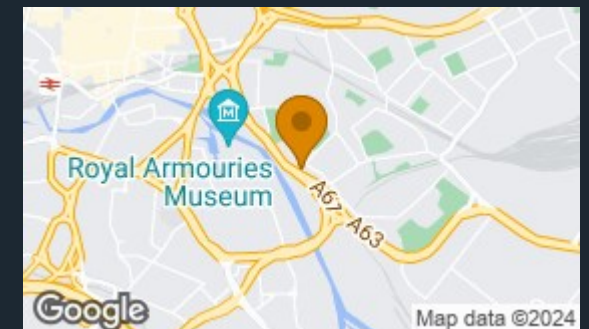
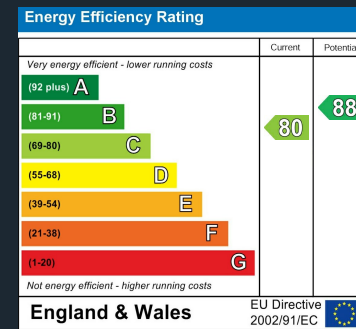
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

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 or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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Council Tax Band  
A



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