



## Seven Hills Point Albert Road, Leeds, LS27 8LD

**Asking price £135,000**

\*\*\*Excellent Investment Opportunity\*\*\*

\*\*Cash buyers only\*\*

CityRise is thrilled to present this stunning 2-bedroom, 2-bathroom apartment situated in sought-after area of Leeds - Morley. This property enjoys a strategic location that appeals to renters and homeowners alike. Benefit from proximity to key amenities, transport links, schools and recreational facilities, enhancing the property's market appeal and rental potential.

Property

The apartment boasts a contemporary design with quality finishes, creating a stylish and comfortable living space. The unit comprises two well-appointed bedrooms, including a master bedroom with en-suite bathroom. The additional bedroom and second bathroom provide flexibility for various rental arrangements.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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