



180 Chapeltown Road, Leeds, LS7 4HP

Fixed Price £205,000

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Welcome to V2 Mansions

Nestled in the heart of Chapeltown, this recently converted, secure gated development offers the perfect blend of modern living and community charm.

### Property

This ground-floor two-bedroom duplex apartment features an open-plan modern kitchen and living area on the first floor, generously proportioned bedrooms, one with an en-suite and a house bathroom. The design balances comfort with contemporary style, providing the ideal space for both relaxing and entertaining. A five-minute walk to vibrant Chapel Allerton, V2 Mansions is perfectly positioned for convenience and lifestyle, offering an allocated parking space and access to a spacious communal garden.

### Area

Chapeltown is a thriving, multicultural neighbourhood brimming with unique local amenities. Enjoy shopping at Caribbean and Asian speciality stores, dining at diverse restaurants, and exploring the nearby Potternewton Park, home to the renowned Leeds Caribbean Carnival. The area also has local community hubs such as the Reginald and the Centre the picturesque Potternewton Park is just a five-minute walk from your doorstep, offering a peaceful retreat. The property is also in great proximity to a range of local Nurseries, Primary and Secondary Schools and Academies.

### Transport

Located with excellent access to Transport Links, you can commute into the City Centre of Leeds and the towns of Harrogate and Wetherby, or the City of Ripon on the 36 bus, whether driving or taking the bus. This is extremely convenient as there are bus stops and Motorway links right on your doorstep.

This home would ideally suit those looking to invest to start or expand their current property portfolio..••

••This Property is currently tenanted on a fixed-term contract that runs to September 2025 currently achieving a rent of £950.00 per calendar month.

This property has 248 years remaining on the lease, with a service charge of £1946 per annum and a ground rent charge of £195 per annum.

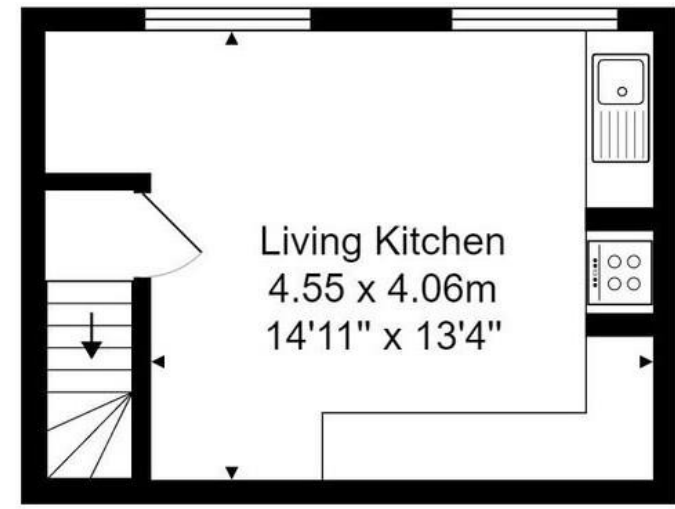
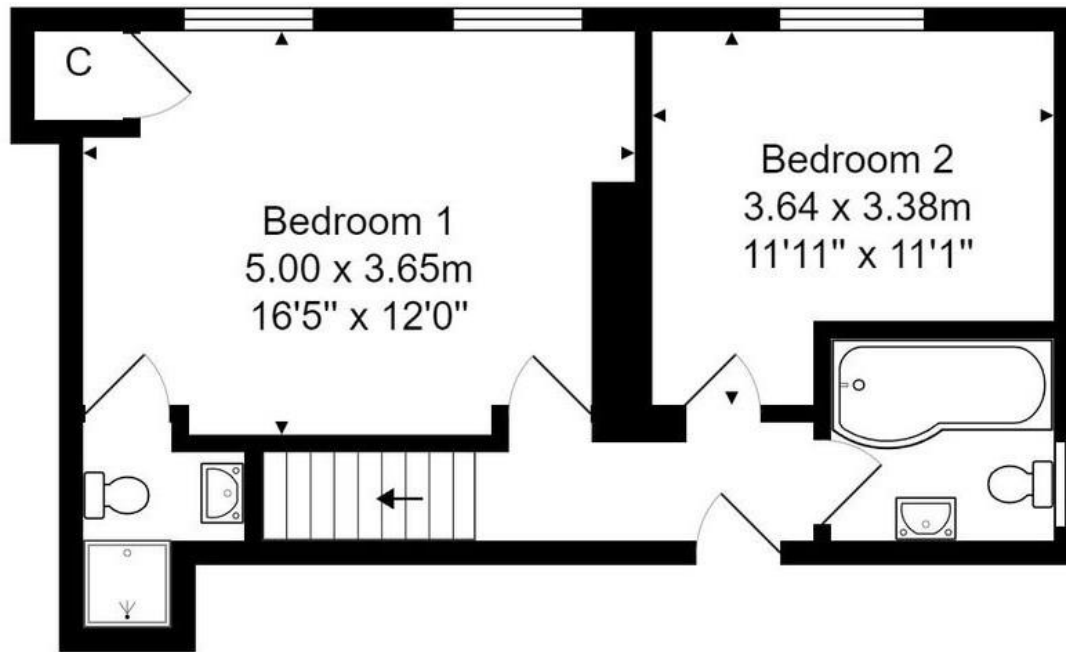








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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