



Blue, 3 Little Neville Street, LS1

Guide Price £230,000

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Blue, 3 Neville Street, a purpose built development in the heart of Leeds City centre benefits from being located close to the shops, bars, restaurants and leisure facilities Leeds is known for. Being a short walk from the train station and with easy access in and out of the city by road being situated just off the A653.

This NINTH floor River Aire facing apartment is presented to the highest of standards throughout and comprises of : Secure communal entrance with stairs and lift to all floors, private entrance hallway with storage cupboard, open plan living are with access to the balcony, fully fitted kitchen with integrated appliances, two double bedrooms with the main being en-suite, further main bathroom.

The property would make an ideal first time or investment property with the potential of achieving around £1100 PCM.



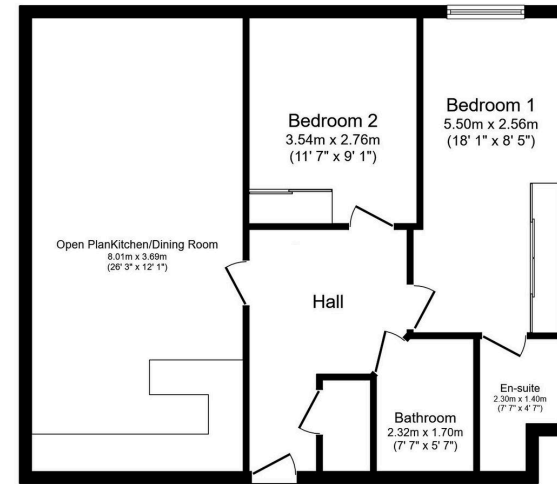


Floor Area
780 sq. ft.

Tenure
Leasehold

Service Charge
£2928 per annum

Ground Rent
£225 per annum



Total floor area 72.4 sq.m. (780 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(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	

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