



FLAT 25, 15 SOUTH PARADE

LEEDS, LS1 5PQ

£299,999
LEASEHOLD

Penthouse with large terrace overlooking Leeds skyline! Opportunity to acquire an exquisite property in a prime location.

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SELLERS OF THE FINEST HOMES

FLAT 25, 15 SOUTH PARADE

- Penthouse Overlooking Leeds Skyline!
- Central Leeds Location
- Large Terrace
- Two Bedrooms with Terrace Access
- Two Ensuites & Additional WC
- Spacious & Light Living Area
- Secure Building
- Close Proximity to Shops & Restaurants
- No Parking with the Property



An exceptional investment opportunity in the heart of Leeds! This stunning Two bedroom, Two bathroom penthouse is ideally located in the city centre, just moments from popular bars, restaurants, and shops.

Boasting a spacious open-plan living area, the property features floor-to-ceiling windows leading to a large private terrace, accessible from both bedrooms and the lounge - perfect for outdoor entertaining or relaxation. The modern kitchen is fully equipped with integral appliances and sleek cabinetry, and both bedrooms are well-proportioned each with their own ensuite.

Currently tenanted, this property offers instant rental income, making it an ideal purchase for investors looking for a prime city-centre asset. This penthouse is a fantastic addition to any portfolio.

REASONS TO BUY

- Central Leeds Location
- Large Terrace Space with Skyline Views
- Two Ensuite Bedrooms
- High Spec Finish Throughout
- Instant Rental Income

ENVIRONS

South Parade is conveniently located in the centre of Leeds. Set in the heart of the City, this apartment is a

stone's throw away from various bars, restaurants and shops. South Parade is surrounded by frequent public transport links in and out of Leeds City Centre.

IMPORTANT INFORMATION

- Lease has 973 years remaining (at time of publishing)
- Ground Rent £260pa
- Service Charge £3500pa
- EWS1 Compliant
- Furniture could be included

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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ADDITIONAL INFORMATION

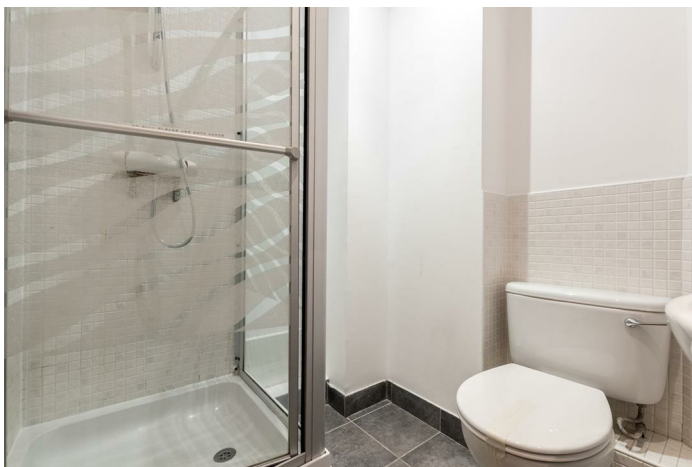
Local Authority – Leeds City Council

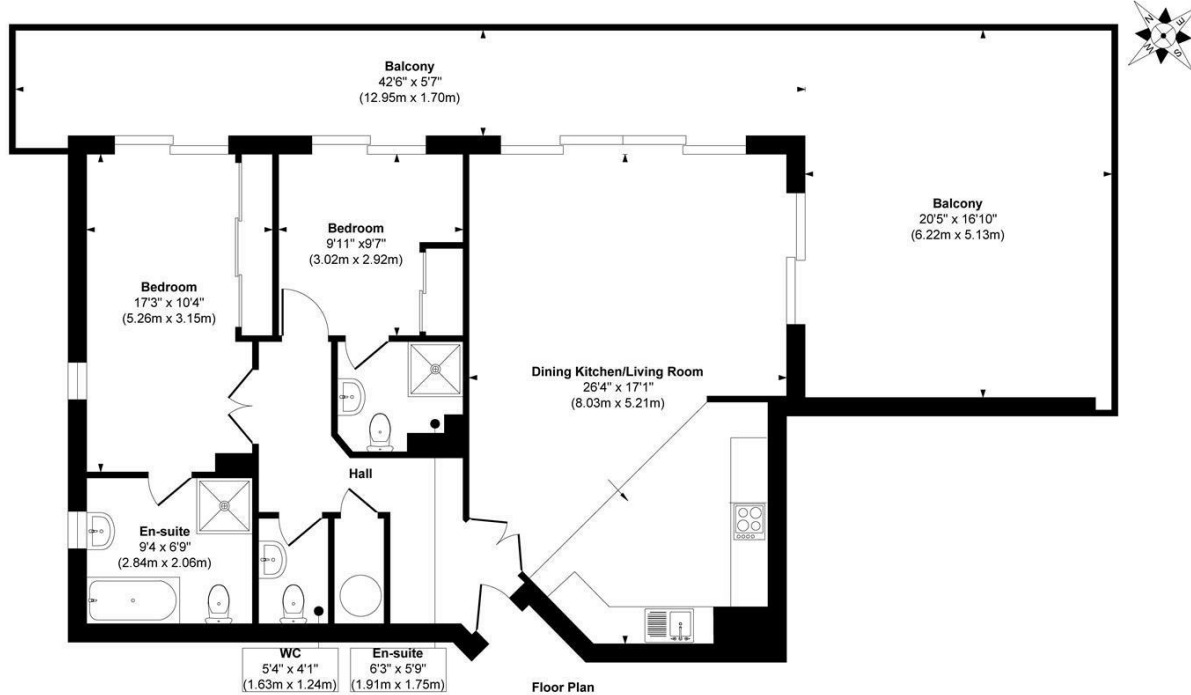
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 943.00 sq ft

Tenure – Leasehold





Approx. Gross Internal Floor Area 943 sq. ft / 87.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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