



PEARL CHAMBERS,
EAST PARADE,
LEEDS, LS1 2BH

£185,000

1 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

Forming part of the grade 2 listed residential development of Pearl Chambers, is this spacious, open plan, penthouse one-bedroom apartment covering more than 500sqft.

The open plan living area has 3 huge sash style windows which flood the space with light, high specification kitchen which offers a range of whitegoods and granite worktops.

Located off the entrance hall is a large storage cupboard with a picturesque window overlooking the city.

The Vendor informs us the following charges apply:-

Ground Rent - £290pa / Service Charge - £1644pa / Lease Term 125 years from 2017.

THE DEVELOPMENT

Pearl Chambers is a Grade II listed building in the heart of the business district. Located on The Headrow in the centre of Leeds, this 19th century conversion from office blocks to high standard residential units is in close proximity to the train station, restaurants and shops of the city centre.

LIVING SPACE:

The open plan living space is very spacious and allows for both comfortable lounging, dining. There are three large sash style windows, which flood the room with light and offer elevated views over the city. Additionally, the ceilings are very high, adding to the character of this lovely room.

KITCHEN:

The kitchen is open plan and a generous in size and has a range of well fitted units with integrated appliances, including a fridge/freezer, oven, electric stove top and a dishwasher. The cupboards are a light grey with black granite worktops.

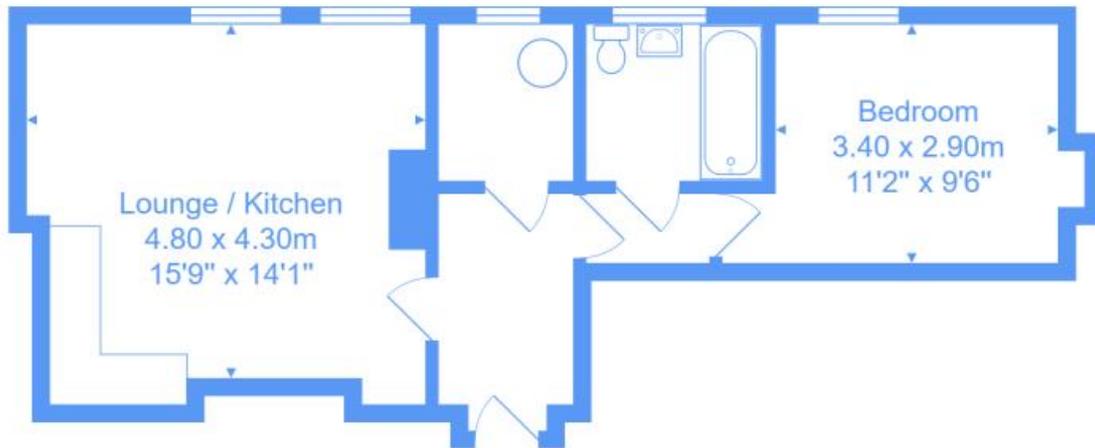
BEDROOM:

Situated just off the hallway, the room is perfectly suited for a double bed and side tables, there is a large feature window flooding the room with natural light and views across the city. Because the apartment is on the top floor the ceiling height is generous.

BATHROOM:

The bathroom is a great size, with a 3-piece suite in white, thermostatically controlled shower over bath, pedestal hand wash basin and spiral chrome heated towel rail. With a large window and views over the city and beyond.





Total Area: 46.5 m² ... 501 ft²

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

Referral fees:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.