



THE QUAYS, 3
CONCORDIA STREET,
LEEDS, LS1 4ES

Guide Price £325,000

2 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

****CASH BUYERS ONLY** and being sold via a modern auction method** The Quays has an unsigned EWS1 certificate, with a B1 rating. This is the minimum level required for Lenders, but the certificate must be signed by a qualified professional. The application to access the non-ACM Building Safety Fund (BSF), was recently extended by the Government until June 2021. However, the fund is still allocated on a first come first served basis, so the Management Company is pressing ahead urgently in order to secure the funds. It has now been established that The Quays is technically eligible for the ACM Building Safety Fund and has passed the legal due diligence phase.

Priced to sell and located on the 3rd floor of this sought after waterside development, is this simply stunning and totally refurbished, 2 bedroom, 2 bathroom apartment.

Beautifully decorated throughout and covering 907 sqft in total, the living space is flooded with light from its floor to ceiling, dual aspect windows - which in-part open onto a wraparound balcony.

Off the entrance hall is a bespoke kitchen, that has been fitted with the latest in modern appliances, two double bedrooms, the family bathroom and 2 storage cupboards.

One allocated basement parking space is also included, at ground level.

The Vendors inform us that the following charges apply:-
Ground Rent - £600pa / Service Charge - £3,413.05pa
The Lease runs for 999 years from 1999.

THE DEVELOPMENT:-

The Quays is one of the most sought after addresses in the city, due to its accessibility to the station and city centre. This mixed use development occupies a south facing waterside position, where all apartments have a balcony, some have parking, and all have the benefit of extensive CCTV, two totally refurbished lifts and a Concierge.

Rising to 8 stories, this distinctive looking development was built in 1999, by the renowned developer KW Linfoot. The whole development is extremely efficient, with excellent EPC ratings to all apartments

ENTRANCE HALL:-

Upon entering this property, you are met with a light and bright entrance hall, which feeds nicely to all parts of this lovely property. In addition, there's a large storage/cloak room and cylinder cupboard, which houses the 2017 water heater.

LOUNGE:- (16'1" x 16'1")

Glazed double doors from the entrance hall, lead into the lounge - which is flooded with light from dual aspect, floor to ceiling windows - fitted with bespoke Silent Gliss corded floor to ceiling Sheer curtains and blinds. A glazed door opens onto a large wrap around decked balcony, which offers far reaching views up and down the River Aire, in the south/westerly direction. The current owners have installed engineered wood flooring throughout and recessed LED ceiling lighting - which adds to the feeling of luxury this room offers in abundance.

KITCHEN:- (10'6" x 8'6")

The separate kitchen is as expected - high end and bespoke in finish. Gloss grey wall and base units, finished off with stunning granite tops, hide an array of top quality built-in appliances - including an electric Neff oven and induction hob - with extractor over, an integrated fridge freezer, dishwasher and washer dryer.

BEDROOM 1:- (18'8" x 9'6")

The master bedroom is a great size, with extensive mirrored Sliderobes - adding to the clean lines of this luxurious room. The space easily allows for a super king-size bed, side tables and drawers - as well as any other required bedroom furniture. The icing on the cake, is a stunning en-suite shower room, with designer fittings, double walk-in shower, floating toilet with soft close seat, heated ladder towel rail, shaver point and wall mounted mirrored storage.

BEDROOM 2:- (10'6" x 8'2")

The second bedroom again is a good size, with a large picture window offering west facing views down the river. The room allows for a double bed and side tables - with mirrored Sliderobes providing hanging space and additional storage.

BATHROOM:-

The house bathroom was completely transformed in 2020, into a luxury oasis. Fully tiled in white, with grey marble detailing - it encompasses a contemporary designer white suite, including a thermostatically controlled shower over the bath, rectangular sink with built-in storage, floating toilet with soft close seat, large wall mounted mirror, heated chrome towel rail, shaver point and matt grey wall mounted storage.

NOTES:-

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor.

This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

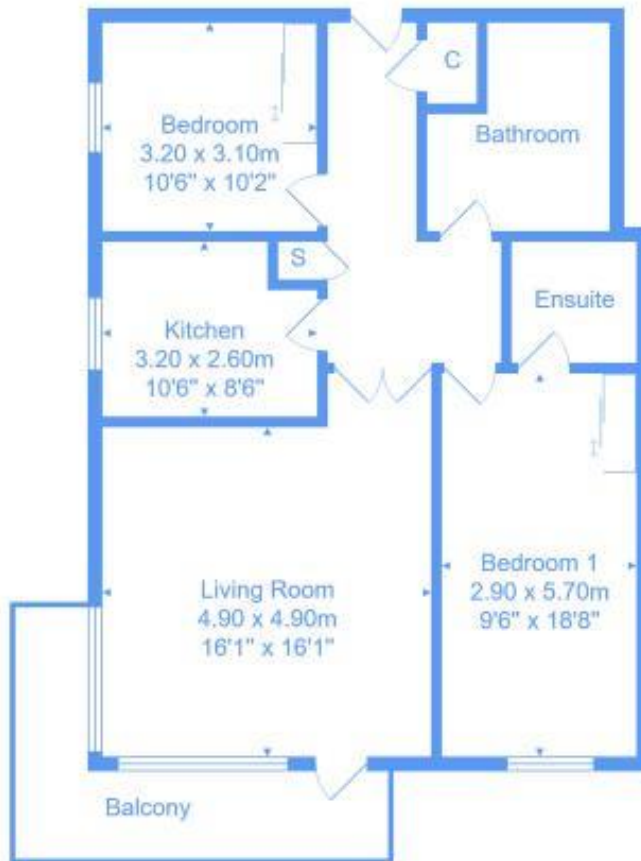
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

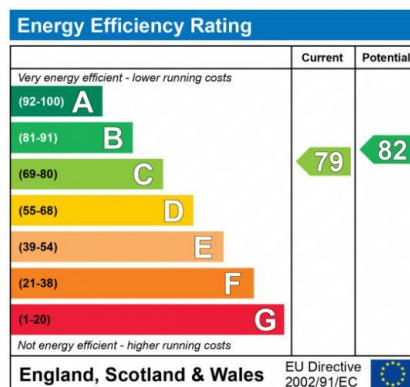
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements. The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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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: We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. 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.