



WHITEHALL
WATERFRONT, 2
RIVERSIDE WAY,
LEEDS, LS1 4EF
Guide Price £150,000
2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

****CASH BUYERS ONLY****

Located on the 5th floor of this sought after riverside development, is this 2 bedroom, 2 bathroom, contemporary apartment.

Fully redecorated throughout to a very high standard, the open plan living area offers a black gloss kitchen, with all mod cons, including an electric oven, halogen hob, fridge and slim-line dishwasher - the washing machine and a counter top freezer, are located in a cupboard off the entrance hall.

The lounge/diner has large floor to ceiling patio doors, which give access to a large balcony offering east facing views directly up the River Aire.

Off the hallway is a contemporary house shower room and 2 double bedrooms, both with new carpeting in on-trend grey and funky 'radiatorstyle' wall mounted heaters.

The Vendor informs us that the following charges apply:-

Ground Rent - £360.14 / Buildings Insurance - £707.00pa (approx.) / Service Charge - £1396.36pa / Lease - 999 years from 2004.

AVAILABLE IMMEDIATELY, with a potential rental return of £875pcm.

THE DEVELOPMENT:-

Whitehall Waterfront is a popular development, due to its accessibility to the station, city centre and motorways.

Located on Whitehall Road, you are only a few minutes' walk to the rail station and the bars and restaurants this area has to offer.

LOUNGE / DINING ROOM:-

The open plan living space is a good size and has a floor to ceiling window at one end, which opens onto a large glazed balcony - offering panoramic views up the river below, across to the Leeds Liverpool canal and city beyond. The recently replaced flooring is oak in colour, the fixtures and fitting are recessed in chrome and the funky wall heaters add to the upmarket feeling this property offers.

KITCHEN:-

The 3 meter pod kitchen, which is in great shape considering its age, is black high gloss - finished off with complementary white granite effect work tops and under cupboard feature lighting. Stainless steel built-in appliances include, an electric oven and halogen hob with extractor over - as well as a slim-line dishwasher.

BEDROOM 1:-

The master bedroom is a great size, with built-in wardrobes and river facing views from its large picture window. The room also benefits from a well fitted, open plan en-suite shower room.

BEDROOM 2:-

The second bedroom is again a good size, light and bright - with room for a double bed, side tables and wardrobes, making it ideal for owner-occupiers and sharers alike. The room also benefits from having access to the house shower room, therefore making it also en-suite.

SHOWER ROOMS:-

Both are mainly tiled, with white sanitary ware, designer fixtures and fittings, chrome towel rails and large wall mounted mirrors.

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Please note that this property cannot be mortgaged currently, as it doesn't have an EWS1 certificate available. We are aware that 3 types of the cladding are affected and that the Management Company has applied to the Government grant to cover the costs of ensuring the development is fire safety compliant.

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.

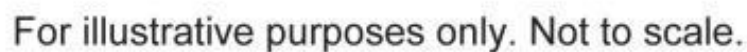
The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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.



AGENTS NOTES:

1 Dock Street, Leeds, West Yorkshire, LS10 1NB Tel:0113 2469295