



**Aire Cross Green Lane, Leeds LS9 8BS**

william  
h brown

**welcome to**

## **Aire Cross Green Lane, Leeds**

Fifth-floor living in a prime city location! Enjoy easy access to shops, leisure spots, and excellent transport links, with the River Aire just minutes away for a peaceful escape. Allocated parking space.



## **Entrance Hallway**

Door to the apartment leading into the hallway with laminate flooring

Current annual service charge: £2,025

## **Cloakroom**

useful storage housing the water tank, electric box and space for washing machine and dryer

We recommend that you verify these details and charges with your legal representative.

## **Lounge**

23' 9" x 9' 9" max ( 7.24m x 2.97m max )

Open plan lounge with laminate flooring, electric heater, space for living area and dining table and chairs, door to the balcony with long distance views of the Cathedral

## **Kitchen**

Open plan to the lounge is this modern fitted kitchen with a range of wall and base units with gloss finish and laminate work tops over. One bowl metal sink, built in oven, four ring electric hob, extractor, integrated dishwasher and under counter fridge/freezer, laminate flooring.

## **Bedroom**

14' 2" max x 8' 11" ( 4.32m max x 2.72m )

A good sized double bedroom with laminate flooring, electric heater, ample space for free standing furniture and tall windows to the front.

## **Shower Room**

Shower enclosure, towel radiator, pedestal sink, wc, tiled flooring and tiled back wall

## **Outside**

The property benefits from an allocated parking space.

## **Leasehold Information**

This apartment is leasehold with the following terms:

Lease: 999 years from 1st January 2017

Current annual ground rent: £300



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## Aire Cross Green Lane, Leeds

- \*\*Guide Price £120,000 - £130,000\*\*
- Stylish 5th-floor apartment in X1 Aire
- Prime City Location
- Excellent transport links
- Allocated parking

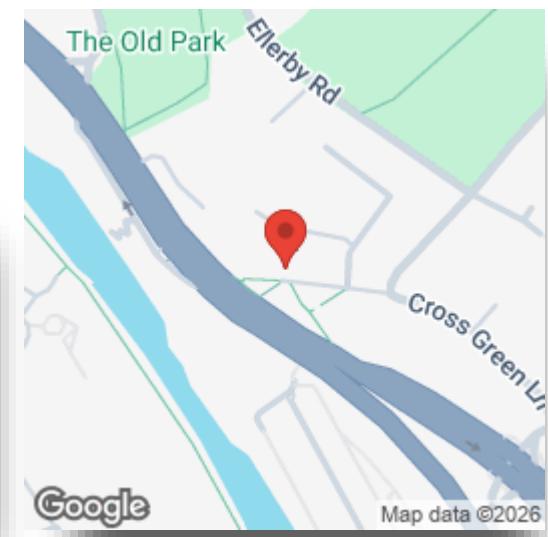
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2028.00

Ground Rent: 300.00

guide price

**£120,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
HEA109122 - 0002

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