



78 La Salle, Chadwick Street, City Centre  
£139,995

**ALAN COOKE**  
SALES & LETTINGS

IDEAL, FIRST TIME BUY/INVESTMENT - CURRENTLY TENANTED - PAYING £750 PCM - CAN BE SOLD EITHER TENANTED OR VACANT - BEAUTIFUL DOCKSIDE LOCATION WITH BALCONY OVERLOOKING THE WATERSIDE

SET IN A HIGHLY REGARDED WATERSIDE DEVELOPMENT WE HAVE A STUNNING ONE BEDROOM APARTMENT WITH AN ENCLOSED BALCONY AND VIEWS OVER LEEDS DOCK. THE FLAT COMPRISES OF ENTRANCE HALL, SPACIOUS LIVING ROOM WITH LOUNGE AND DINING AREAS, KITCHEN, ONE BEDROOM AND A MODERN BATHROOM.

THIS SPECTACULAR WATERFRONT LOCATION IS CONVENIENTLY PLACED WITHIN WALKING DISTANCE OF THE VIBRANT CITY CENTRE AND LEEDS STATION FOR EASE OF COMMUTING.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS APARTMENT HAS TO OFFER.





## TENURE

LEASEHOLD - 125 YEARS

MAINTENANCE CHARGES - £209.00 PER QUARTER

GROUND RENT - £250 PER ANNUM

## COUNCIL TAX BAND

BAND C

## EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

## EPC RATING

RATING C

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

## FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

## FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

## MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

## NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

