



## Aspect 14, Leeds, LS2 8WG

**£123,950**

- FANTASTIC INVESTMENT/FTB
- 560 SQ FT
- PERFECT FIRST TIME BUY
- FOB ENTRY & LIFTS TO ALL FLOORS
- ONE BEDROOM APARTMENT
- WALKING DISTANCE TO UNIVERSITIES
- ON SITE CARETAKER
- £725PCM RENTAL INCOME
- 10 MINUTE WALK TO TRAIN STATION
- COMMUNAL COURTYARD

143 Aspect 14 - 560 SQ FT ONE BEDROOM APARTMENT with BALCONY, AVAILABLE FOR SALE IN ASPECT 14. SITUATED ON THE THIRD FLOOR. CURRENTLY TENANTED for £795PCM until June 2024

Secure gated development with fob entrance and on site caretaker. Aspect 14 is located in an extremely popular area in the city coined the Northern/Arena quarter. Local amenities on your doorstep with the Grande Arcade and Merrion Street five minutes walk. The First Direct Arena is also in close proximity as well as Universities and hospitals. Available with vacant possession due to current periodic tenancy. No onward chain. EPC Rating: C.

Ref: 14/143



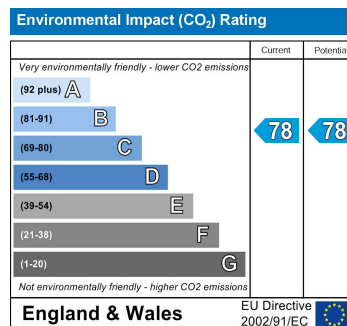
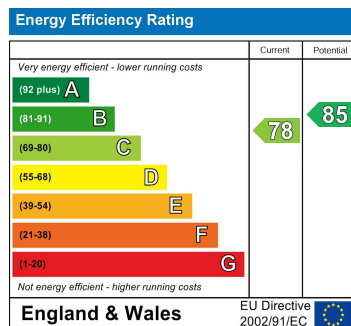
Aspect 14 - Parklane Properties  
Total Approx. Floor Area 563 Sq.Ft. (52.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## LEASEHOLD DETAILS

Tenure - Leasehold 999 years from 1st January 2003  
 Service Charge - £1,006.44 pa  
 Ground Rent - £297.85 per annum reviewed every 20 years (next review 2043). Calculated based on Government Published Price Inflation figures.  
 Council Tax Band: B



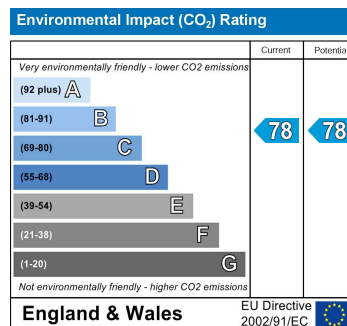
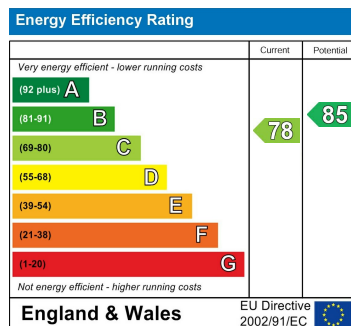
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**Published Price Inflation figures.  
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.