



## Aspect 14, Leeds, LS2 8WH

£165,000

- TWO DOUBLE BEDROOMS
- A1 RATED EWS1 CERTIFICATE
- ARENA QUARTER
- 4TH FLOOR
- BATHROOM WITH SEPARATE SHOWER
- BALCONY
- SPACIOUS LIVING SPACE
- ASPECT 14
- SECURE GATED COMPLEX
- COURTYARD VIEWS

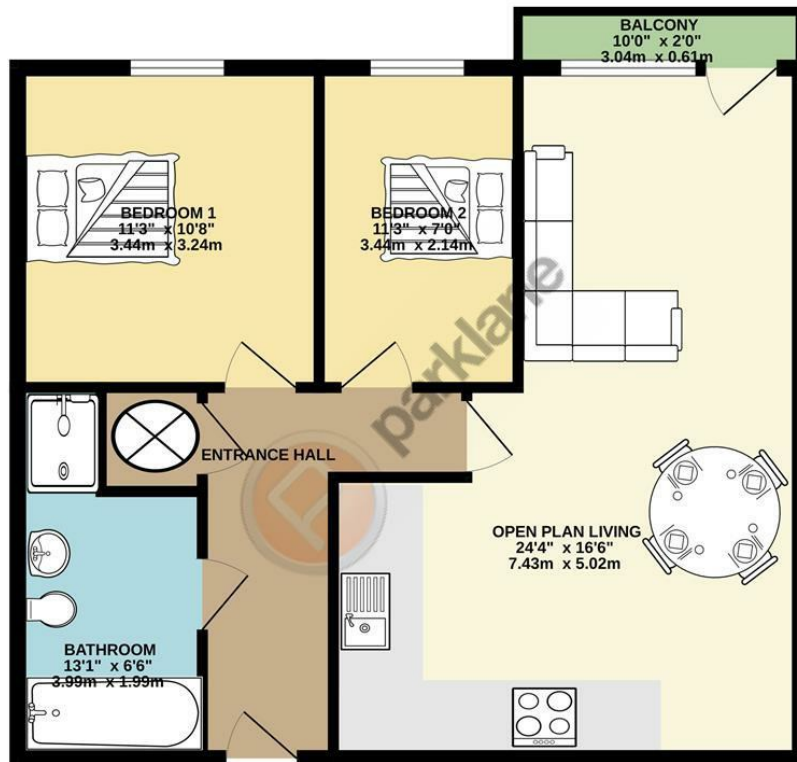
\*\*\* NO ONWARD CHAIN\*\*\* A1 RATED EWS1 CERTIFICATE IN PLACE\*\*\*

TWO DOUBLE BEDROOM, ONE BATHROOM APARTMENT with BALCONY overlooking COMMUNAL COURTYARD AREA. Currently tenanted until 20th July for a rental income of £1,000PCM. Ideal for investors but also available with vacant possession at the end of the tenancy.

Situated on the 4th floor of a popular gated complex, this apartment has an open plan living space with fully fitted kitchen with integral appliances, floor to ceiling windows leading to balcony, two good sized bedrooms and house bathroom with separate shower enclosure.

Aspect 14 is located in the Arena/Northern Quarter of the city in an area that is undergoing a mass of regeneration. Perfect location as it is within walking distance to Universities and Hospitals as well as various coffee shops, restaurants, bars and the shopping district. Easy access on to inner ring road to access the M1, M621/M62 and to the North to Harrogate and York. EPC Rating C. Council tax band C.

**Ground Floor**  
 673 sq.ft. (62.5 sq.m.) approx.

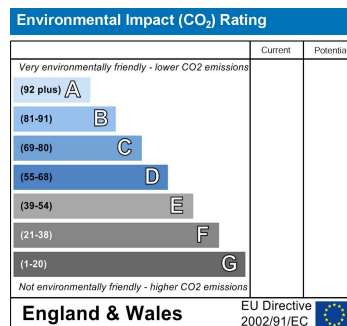
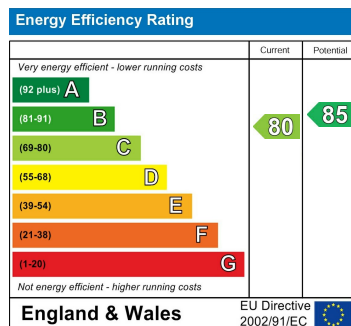


TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
 Made with Metropix 62023

## Leasehold & Charges

Length of lease and years remaining. It should be 999 years from 2004 (980 Yrs left)  
 Annual service charge for the apartment( £1260)  
 Ground Rent - £297.85 per annum reviewed every 20 years (next review 2043). Calculated based on Government Published Price Inflation figures.  
 Council tax band: C



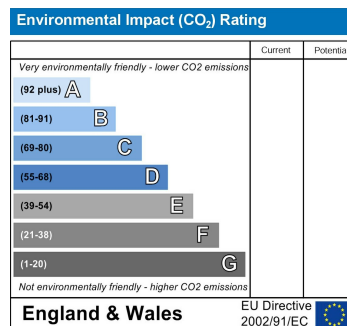
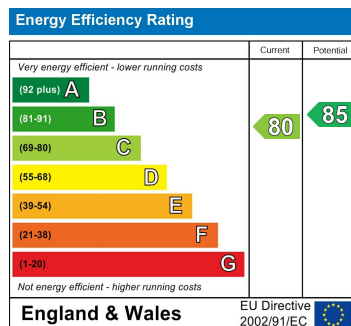
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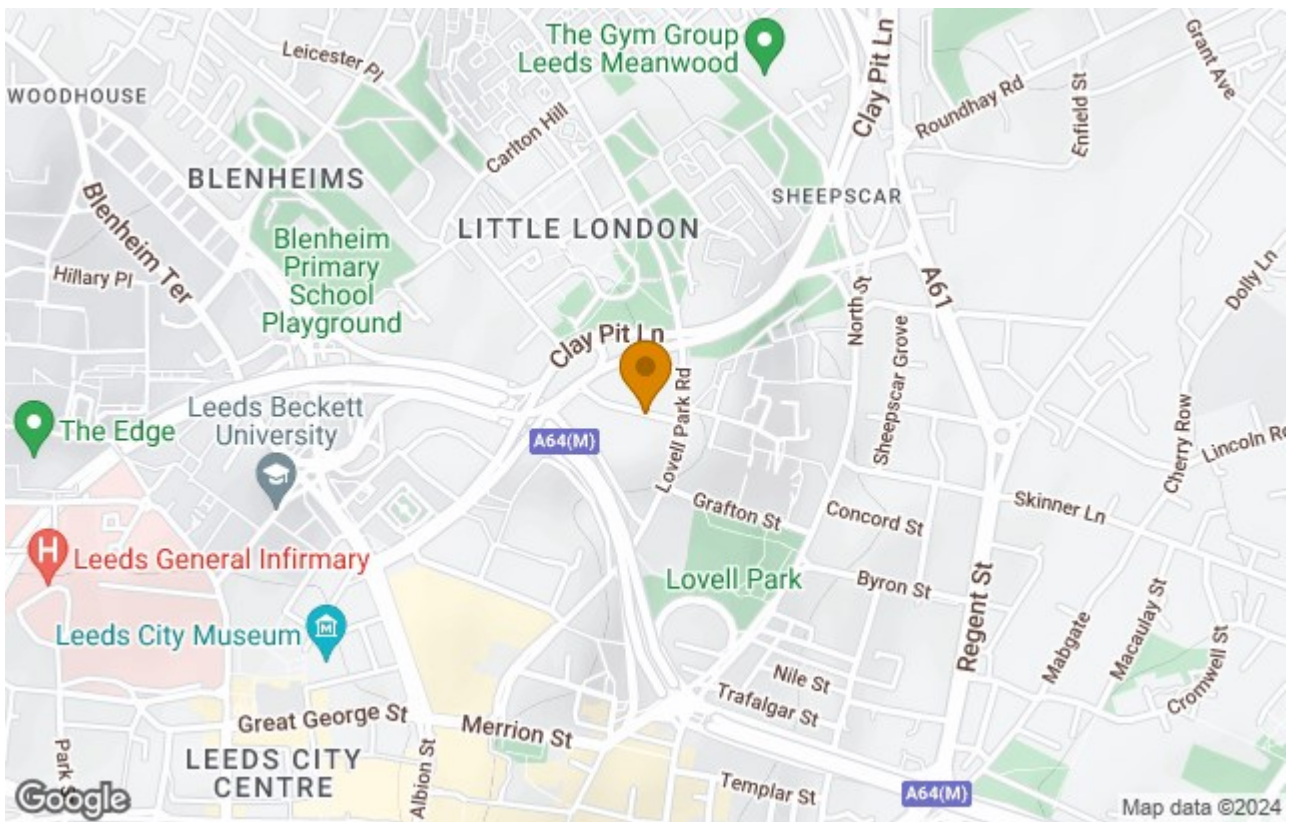
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**Published Price Inflation figures.  
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and 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.