

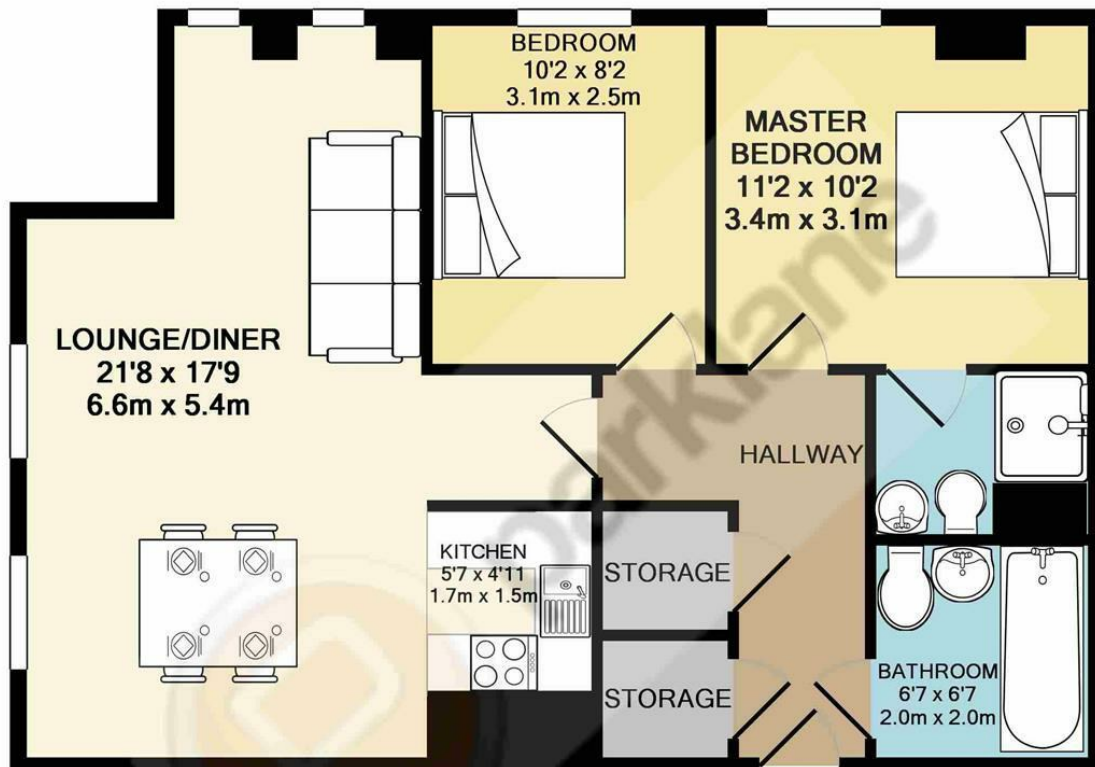


**Aspect 14, Leeds, LS2 8WG**  
**£153,950**

- TWO BEDROOM, TWO BATHROOMS
- ASPECT 14
- MINUTES WALK TO ARENA
- GROUND FLOOR
- EWS1 RATING A1
- GATED SECURE COMPLEX
- BALCONY FACING INTO COURTYARD
- FANTASTIC LOCATION FOR UNIVERSITIES
- LIFT ACCESS TO ALL FLOORS

**206 ASPECT 14 - GROUND FLOOR, TWO BED, TWO BATHROOM APARTMENT WITH BALCONY IN ASPECT 14. ONLY OPEN TO INVESTORS AS TENANTED UNTIL 06/10/2025. FOR £1095 PCM. NO ONWARD CHAIN.**

SPACIOUS apartment available for sale in Aspect 14. Large open plan living space with fully fitted kitchen with integrated appliances including dishwasher and washer. Two large double bedrooms, the master having en-suite shower room and further house bathroom. 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. EPC Rating: C



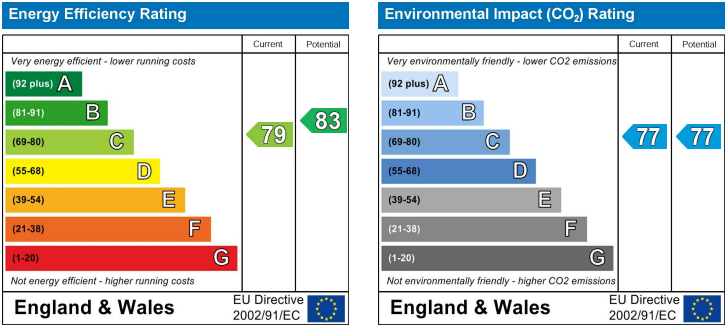
Aspect 14 - Parklane Properties  
 Total Approx. Floor Area 630 Sq.Ft. (58.5 Sq.M.)

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 INFORMATION

Leasehold: 999 years from 2003.  
Service Charge: £1286.04 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: D



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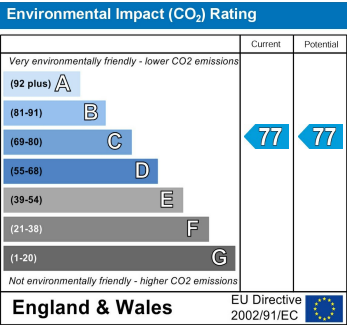
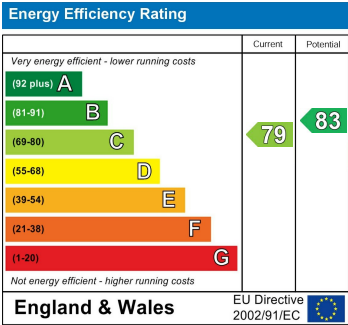
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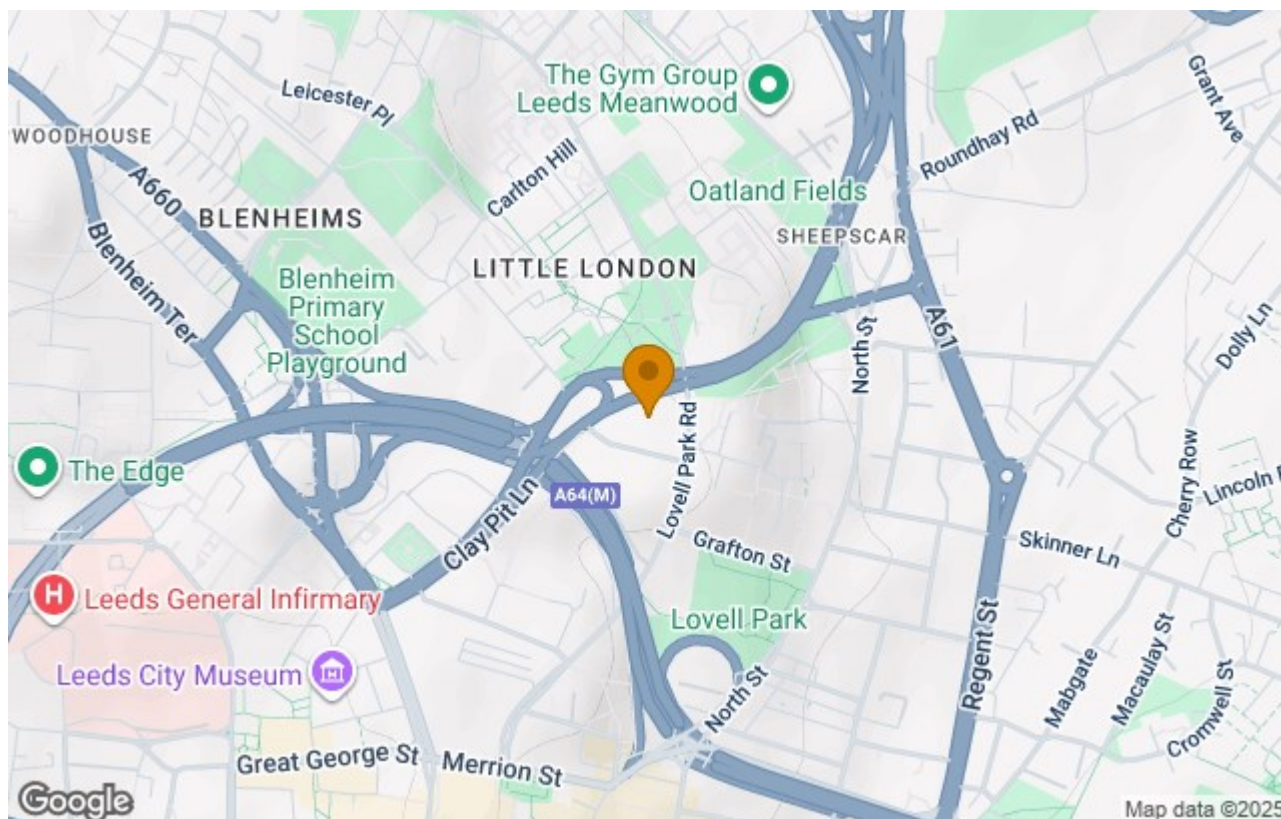


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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (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.