



## Aspect 14, Leeds, LS2 8WG

**£122,950**

• ONE BEDROOM, ONE BATHROOM

• ASPECT 14

• BALCONY

• CLOSE TO UNIVERSITIES, LGI & FIRST DIRECT ARENA

• GREAT INVESTMENT PROPERTY

• ON SITE CARETAKER

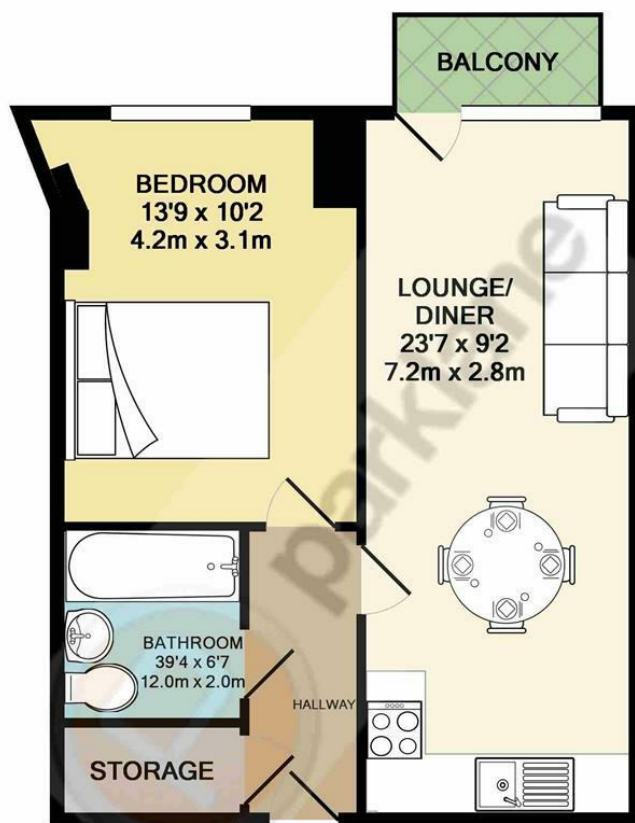
• SECURE GATED COMPLEX

• FOB ENTRY SYSTEM INTO BUILDINGS

• RESTAURANTS & COFFEE SHOPS ON YOUR DOORSTEP

161 ASPECT 14 - PERFECT FOR INVESTMENT OR FIRST TIME BUYER. CURRENTLY TENANTED UNTIL MARCH 2024. £725PCM RENTAL INCOME. £850PCM ACHEIVABLE. EWS1 CERTIFIED WITH A1 RATING.

High spec, well presented ONE BEDROOM apartment available for sale with NO ONWARD CHAIN. Aspect 14 is an extremely popular secure development with well maintained communal areas and fob entry system. In the Northern Quarter of the City Centre this apartment is appealing to those wanting to be in close proximity to the heart of the City Centre, universities and First Direct Arena. This apartment is spacious with a BALCONY looking out towards the North of Leeds. This property is being offered with all existing furniture and blinds to be included in the sale. Unlikely to be on the market for long. Tenant in situ. Call NOW to arrange a VIEWING. 0113 2370000. EPC Rating: C



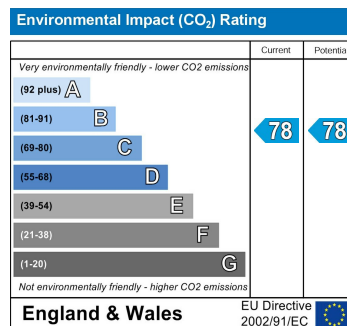
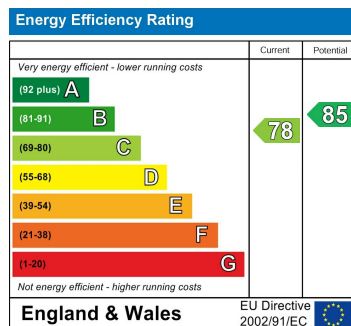
Aspect 14 - Parklane Porperties  
Total Approx. Floor Area 452 Sq.Ft. (42.0 Sq.M.)

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: £861.52 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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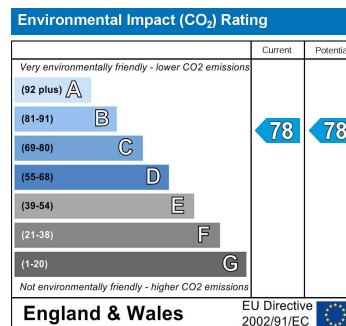
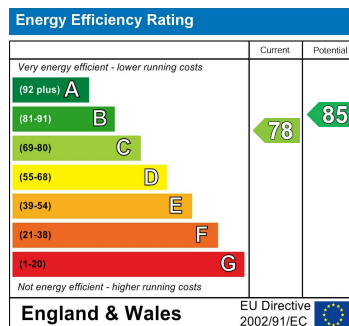
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (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.