



## Aspect 14, Leeds, LS2 8WG

£122,500

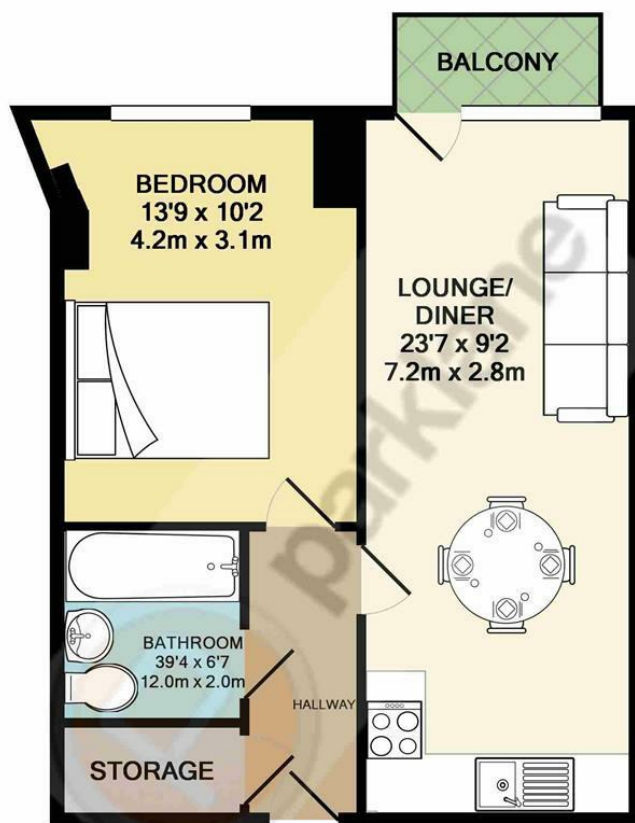
- FANTASTIC INVESTMENT 8% GROSS RETURN
- LOW SERVICE CHARGE & GROUND RENT
- EWS1 RATING - A1
- SECURE DEVELOPMENT
- ONE BEDROOM
- WALKING DISTANCE TO UNIVERSITIES
- CLOSE PROXIMITY TO HOSPITALS LGI AND ST JAMES' HOSPITAL
- ONE BATHROOM
- 10 MINUTE WALK TO TRAIN STATION
- ARENA/NORTHERN QUARTER LOCATION

**154 ASPECT 14 \*\*\*BARGAIN PRICE \*\*\*INVESTMENT OPPORTUNITY/FIRST TIME HOME OWNER \*\*\***

Currently rented on periodic basis for £855PCM offering 9% gross return.

5TH FLOOR, ONE BEDROOM, ONE BATHROOM apartment available for sale in the ever popular Aspect 14. Perfect investment property which has been rented sine off plan purchase with minimal void periods if any. Aspect 14 attracts renters due to its close proximity to the Universities as well as LGI Hospital, dental hospital and St James'. Would also suit owner occupier looking to get on the property ladder.

A large amount of investment, rejuvenation and growth has seen Leeds brought to life with exciting new shopping centres, historical Victorian arcades, pedestrianised high streets, various exciting eateries and a lively night scene which continues to grow making Leeds a sound investment and fabulous place to live. Aspect 14 has all that Leeds City Centre has to offer on its doorstep appealing to both students and professionals alike. It is a purpose built secure, residential gated development with caretaker service, fob entry system and lift access to apartments. EPC Rating: C. Call 0113 2370000 to book your viewing.

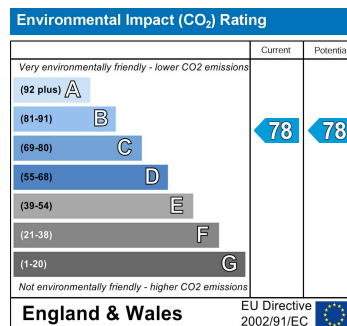
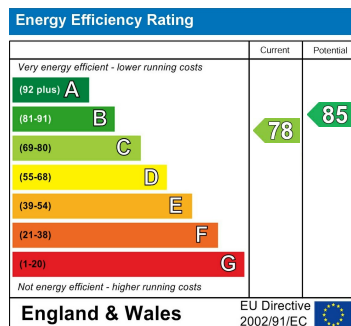


Aspect 14 - Parklane Properties  
Total Approx. Floor Area 452 Sq.Ft. (42.0 Sq.M.)

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

Tenure - Leasehold 999 years from 1st January 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: C

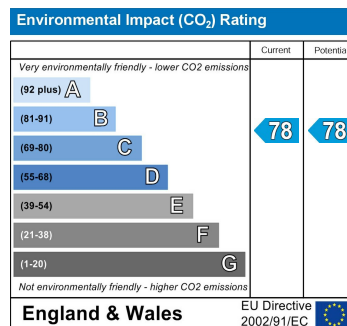
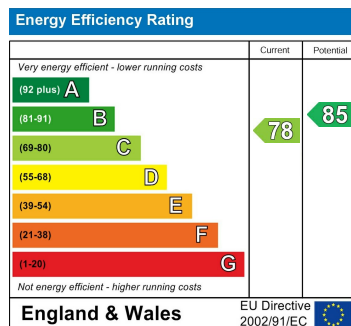


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**Published Price Inflation figures.  
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and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