



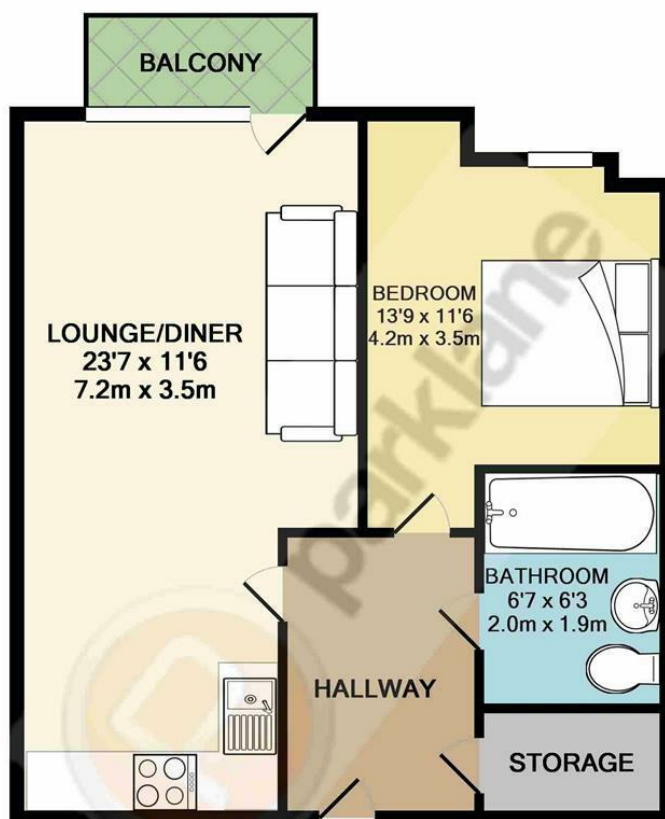
Aspect 14, Leeds, LS2 8WG

£123,950

- FANTASTIC INVESTMENT & FTB
- TENANTED UNTIL APRIL 2023
- ONE BED, ONE BATH
- SIXTH FLOOR
- WALKING DISTANCE TO UNIVERSITIES
- 10 MINUTE WALK TO TRAIN STATION
- EXTREMELY POPULAR DEVELOPMENT
- EXCELLENT LOCATION FOR LGI & ST JAMES HOSPITAL
- NORTHERN/ARENA QUARTER

160 Aspect 14 ***ONE BEDROOM APARTMENT CURRENTLY TENANTED on PERIODIC BASIS*** RENTAL INCOME OF £760PCM. SITUATED ON 6TH FLOOR in ASPECT 14. EWS1 RATING OF A1. OPEN TO CASH AND MORTGAGE AS WELL AS FIRST TIME BUYERS.

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

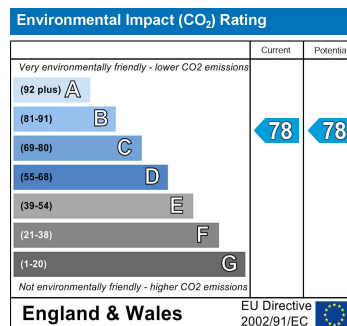
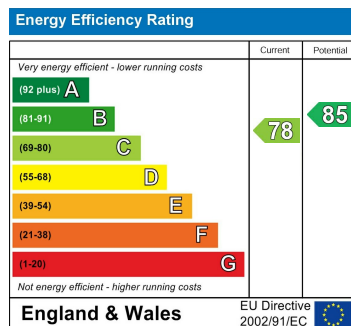


Aspect 14 - Parklane Properties
Total Approx. Floor Area 493 Sq.Ft. (45.8 Sq.M.)

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 - £1006.44 per annum
 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

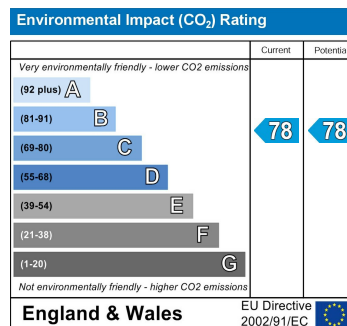
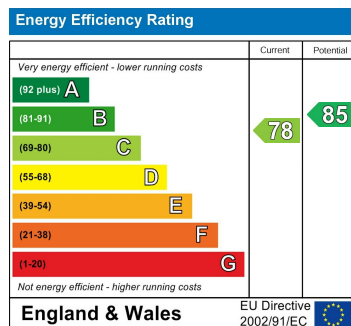


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**Published Price Inflation figures.
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and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