



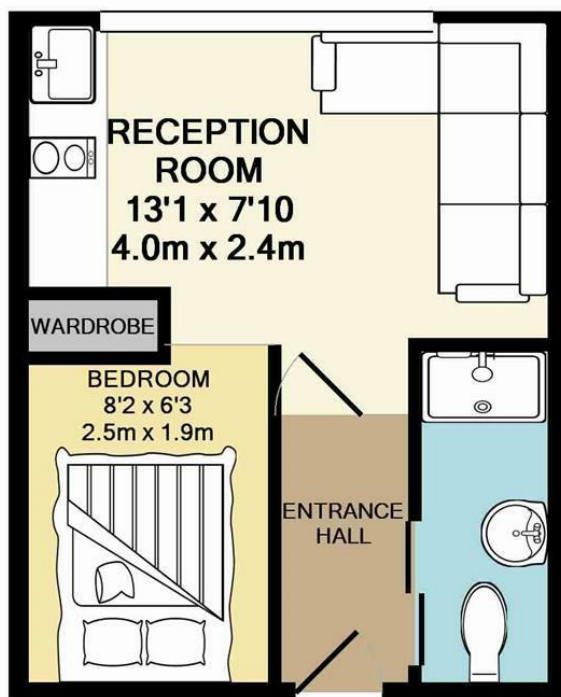
## West Point, Leeds, LS1 4JX

£85,000

- STUDIO APARTMENT
- WASHING MACHINE
- 24 HR CONCIERGE, CCTV & LIFT ACCESS TO ALL FLOORS
- 10.6% GROSS ANNUAL RETURNS
- SEPARATE SHOWER ROOM
- EXCELLENT LS1 LOCATION
- DOOR STEP AMENITIES; M&S, CAFE NERO, CO OP
- KITCHENETTE
- MINUTES' WALK FROM TRAIN STATION
- RESTAURANTS & BARS ON STREET LEVEL

STUDIO APARTMENT FOR SALE IN WEST POINT AVAILABLE TO PURCHASE IMMEDIATELY. CURRENTLY TENANTED ON PERIODIC CONTRACT for £750PCM. PERFECT FOR INVESTMENT (10.6% GROSS RETURNS), FIRST TIME BUY OR A PIED A TERRE.

Fold-away double bed in recess and built-in wardrobe. Limestone tiled shower room. Kitchen area with fridge/freezer and microwave/oven & hob. Recessed lighting. Triple glazing. Venetian blinds. Video entry system. Full sized washing machine INCLUDED. West Point is currently undergoing works to meet fire safety guidelines. If you require a mortgage please check with your lender if they would be able to facilitate finance as all works and costs are in place with an end date for quarter four, 2024. EPC Rating C. Council Tax Band B.



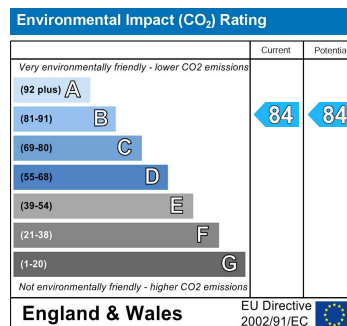
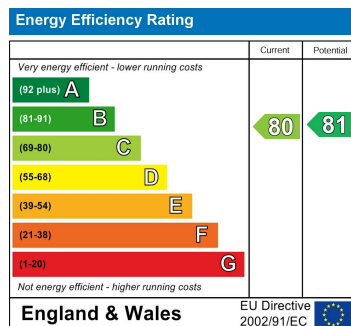
West Point - Parklane Properties  
Total Approx. Floor Area 214 Sq.Ft. (19.9 Sq.M.)

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

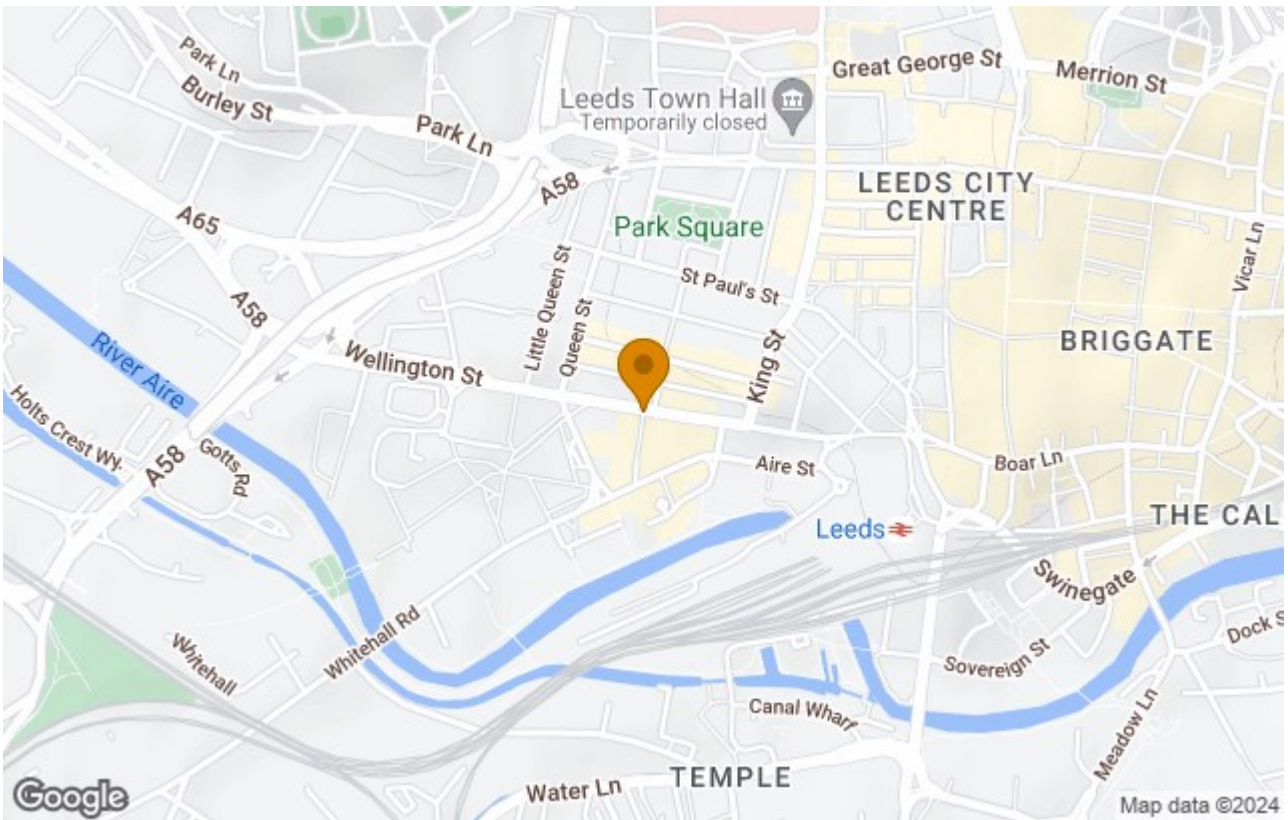
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## Leasehold and Charges

Leasehold: 999 years from 2003  
 Annual Service Charge: £980.00 PA  
 Annual Ground Rent: £365.00 PA  
 Council Tax Band: B



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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.