



Clarence House, Leeds, LS10 1LG

£129,950

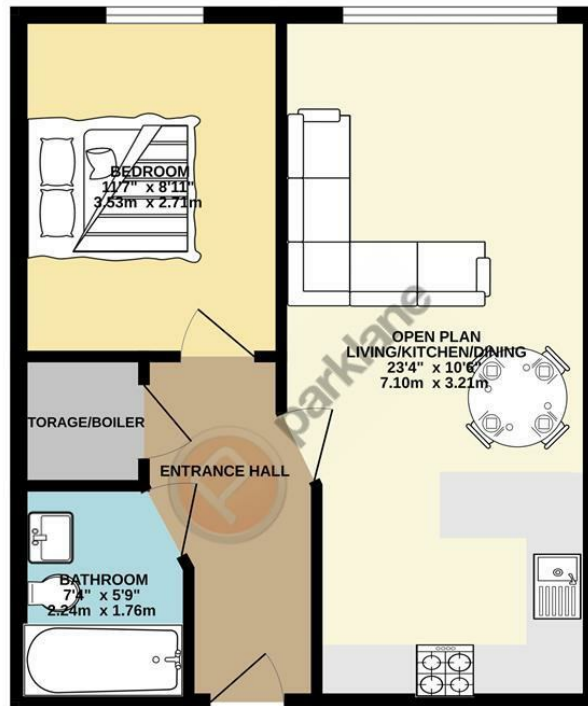
- OVER 500 SQ FEET
- EXCELLENT CONDITION
- LARGE WINDOWS
- SHORT WALKING DISTANCE TO CENTRAL AREAS
- SPACIOUS ONE BEDROOM APARTMENT
- KITCHEN WITH BUILT IN APPLIANCES
- LEEDS DOCK LOCATION
- LIGHT AND AIRY
- HOTEL STYLE BATHROOM
- VARIOUS DOOR STEP AMENITIES

LARGER THAN AVERAGE ONE BEDROOM APARTMENT AVAILABLE FOR SALE - OVER 500 SQ FT. Situated on the 5th floor, in Clarence House, this light and airy apartment is in very good condition with great views over Leeds - perfect investment apartment or first time buy. Tenanted with 6 month break clause, applicable to move in Sept/October 2024. Rental income of £875pcm. Offering 8.1% gross return. The apartment comprises of entrance hallway, open plan living/kitchen/dining space with built in appliances and large picture window offering lots of natural light into the living space. Good sized bedroom and bathroom with bath and shower over.

Leeds Dock is a fantastic place to live, within ten minutes walking distance to the central shopping district and within close proximity to Leeds Train and Bus Station. On site there are restaurants, bars, coffee shops and a Tesco as well as the Royal Armouries, lots of events throughout the year making it an interesting place to live.

EPC Rating B. Council tax band C.

Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



Clarence House - Parklane Properties

TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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

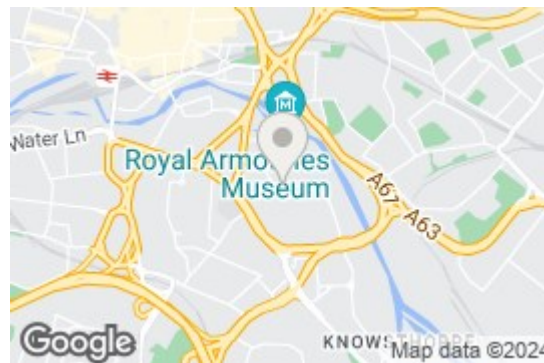
Leasehold: 150 years from 2002. 128 years remaining.

Annual Service Charge: £2200

Annual Ground Rent: £250

Council Tax Band: C

EPC Rating: B



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.