



## Santorini, Leeds, LS12 1DP

£179,950

- TWO DOUBLE BEDROOMS
- FANTASTIC VIEWS ALONG RIVER AIRE
- ON SITE CONCIERGE
- WATERFRONT LOCATION
- ONE BATHROOM
- CLOSE TO TRAIN STATION & WALKING DISTANCE TO CITY CENTRE
- CCTV AND LIFT ACCESS TO ALL FLOORS
- SEVENTH FLOOR
- QUICK ACCESS TO INNER RING ROAD, M621/M62/M1
- WELL MAINTAINED COMMUNAL AREAS

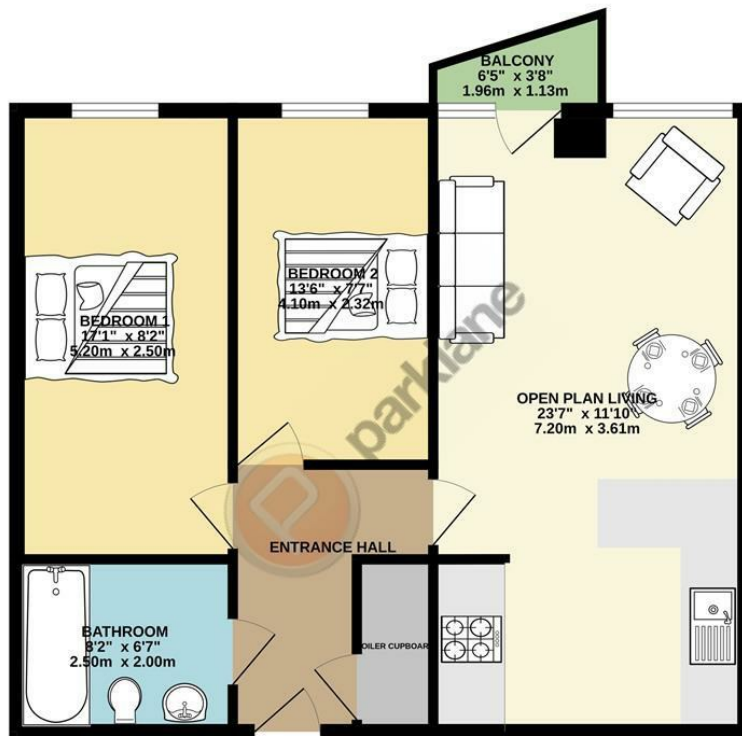
**\*\*\*WATERFRONT LOCATION - TWO BEDROOM, ONE BATHROOM APARTMENT ON SEVENTH FLOOR with BALCONY\*\*\***

Situated at City Island in Santorini, this lovely seventh floor apartment has a fantastic outlook over the River Aire and Leeds City Centre. On site concierge, CCTV, lift access to all floors and well maintained communal grounds.

Larger than average open plan living space with two floor to ceiling windows allowing in lots of natural light, one of which accesses the balcony. The kitchen area houses base and wall mounted cabinets with fully integrated appliances; oven, hob, fridge freezer, washing machine and dishwasher with additional breakfast bar area. There are also two double bedrooms with River Aire views and a house bathroom.

The property is currently tenanted until Mid July 2024 for a rental income of £950PCM. Offering 6.3% gross returns so a great investment for a very popular development. Equally a great purchase for first time buyers. City Island is situated within walking distance to Leeds Train Station and the main shopping district, accessed via the main road or a tranquil stroll down the canal side. Also perfectly situated for easy access to inner ring road, M621/M62/M1. EPC rating C. Council tax band D.

Ground Floor  
 651 sq.ft. (60.5 sq.m.) approx.



Santorini, City Island - Parklane Properties

TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.  
 Made with Metropix 1/2024

## Leasehold and Charges

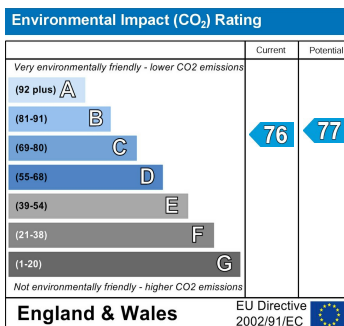
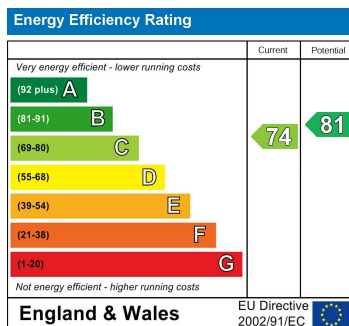
Leasehold: 999 leasehold with approx. 980 years remaining.

Annual Service Charge: £2,140.00 paid by annually

Ground Rent Charge: £200 PA

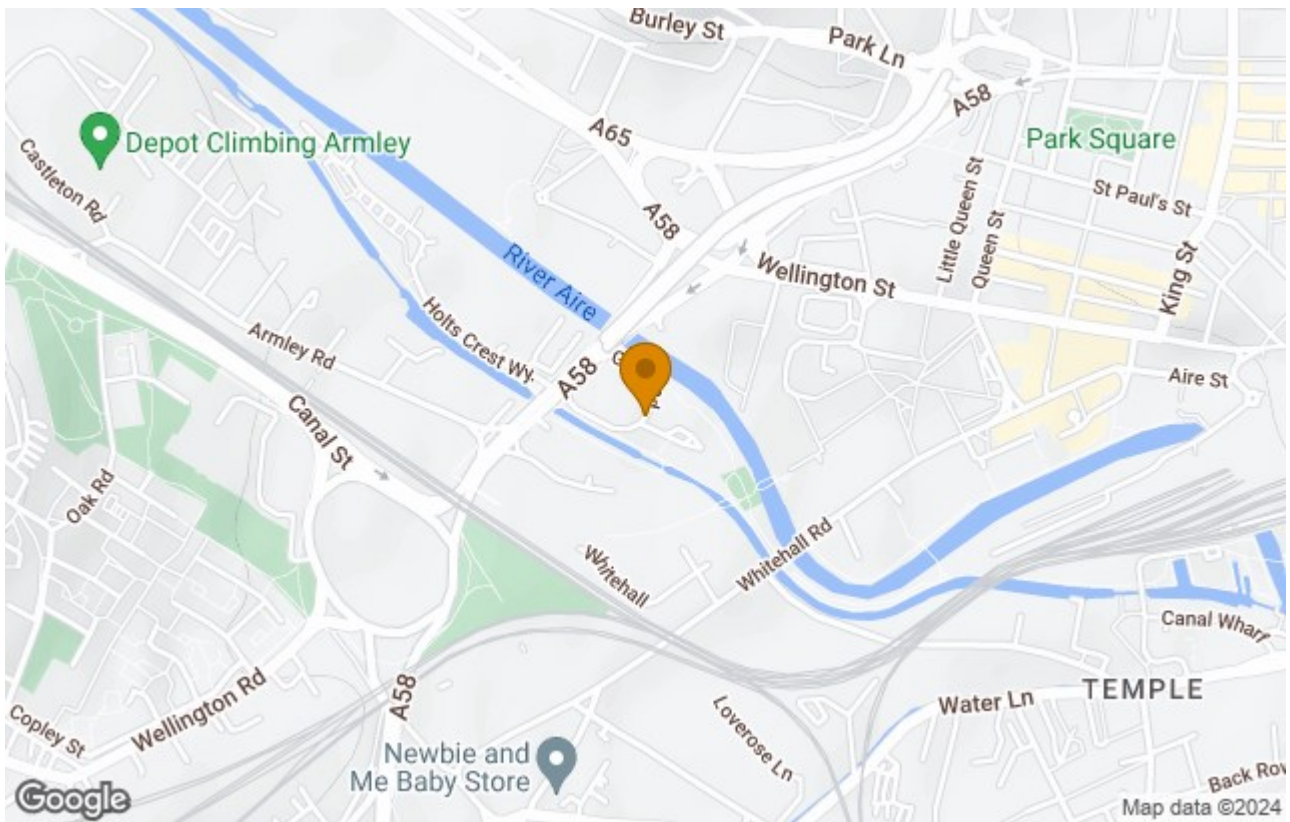
Council Tax Band: D

EPC Rating: C



Leasehold Charges:





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.