



## Santorini, Leeds, LS12 1DP

**£189,950**

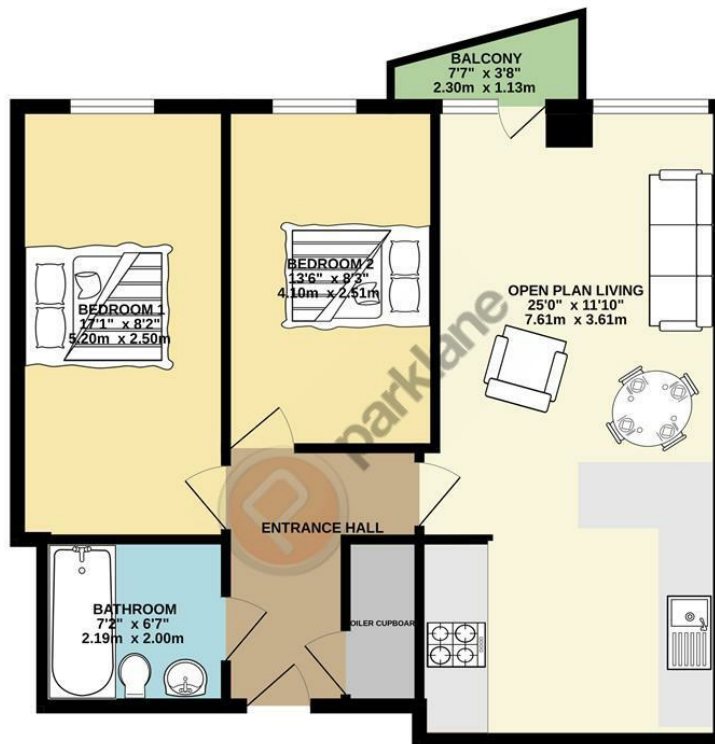
- EWS1 CERTIFIED - MORTGAGE BUYERS WELCOME
- WATERFRONT LOCATION WITH VIEWS OVER RIVER AIRE
- EXCELLENT CONDITION THROUGHOUT
- WELL MAINTAINED COURTYARD
- ALLOCATED UNDERCROFT PARKING SPACE
- UPGRADED HOT WATER CYLINDER, FLOORING AND KITCHEN APPLIANCES
- EASY ACCESS TO M621/M62/M1
- TWO DOUBLE BEDROOM AND BALCONY
- SHORT STROLL TO CITY CENTRE
- ON SITE CARETAKER, CCTV, LIFT ACCESS TO ALL FLOORS

**EWS1 CERTIFIED - OPEN TO MORTGAGE AND CASH BUYERS. NO ONWARD CHAIN \*\*\*FABULOUS, TURN KEY, TWO BEDROOM APARTMENT WITH BALCONY AND ALLOCATED PARKING SPACE AVAILABLE FOR SALE IN CITY ISLAND\*\*\***

Spacious, light and airy apartment situated on the 5th floor of Santorini, in City Island - **MUST BE SEEN TO BE APPRECIATED.** In excellent condition, having had upgraded hot water cylinder fitted, kitchen appliances and flooring as well as a recent redecoration. Ideal for first time buyers or investors, offering potential of £1,300PCM rental income. The apartment has a large open plan living space with balcony looking out over the River Aire with long reaching views over the City Centre. Floor to ceiling windows and further window allows in plenty of natural light into the space. The kitchen has fully fitted cabinetry as well as integrated appliances; electric oven and hob with extractor over, full sized fridge freezer and washing machine. Large primary bedroom and good sized second/guest bedroom, plus house bathroom.

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. On site concierge, CCTV, lift access to all floors and well maintained communal grounds. Underground parking space. Also perfectly situated for easy access to inner ring road, M621/M62/M1. Pet friendly. Council tax band: D. EPC: C

**Ground Floor**  
 661 sq.ft. (61.4 sq.m.) approx.



Santorini, City Island - Parklane Properties

TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst 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 operability or efficiency can be given.  
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## Leasehold Information

Leasehold: 999 years with approx. 980 remaining.

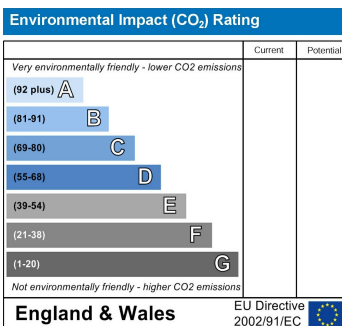
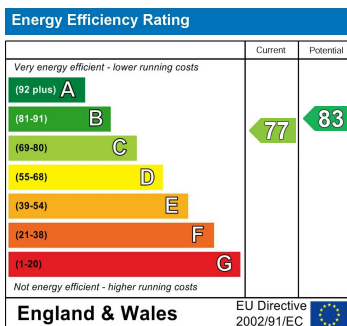
Service Charge: £2,141 PA

Ground Rent: £200 PA

Council tax band: D

Parking Space: 192

EPC Rating: C



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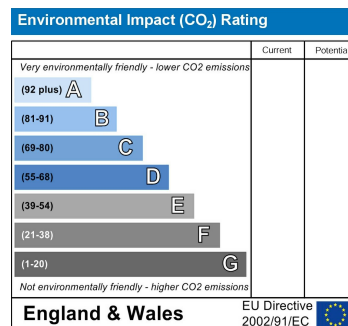
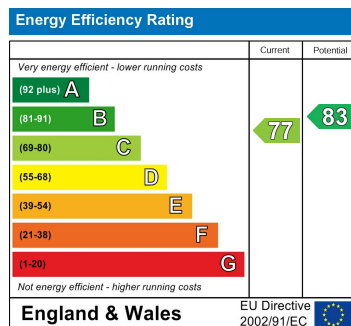
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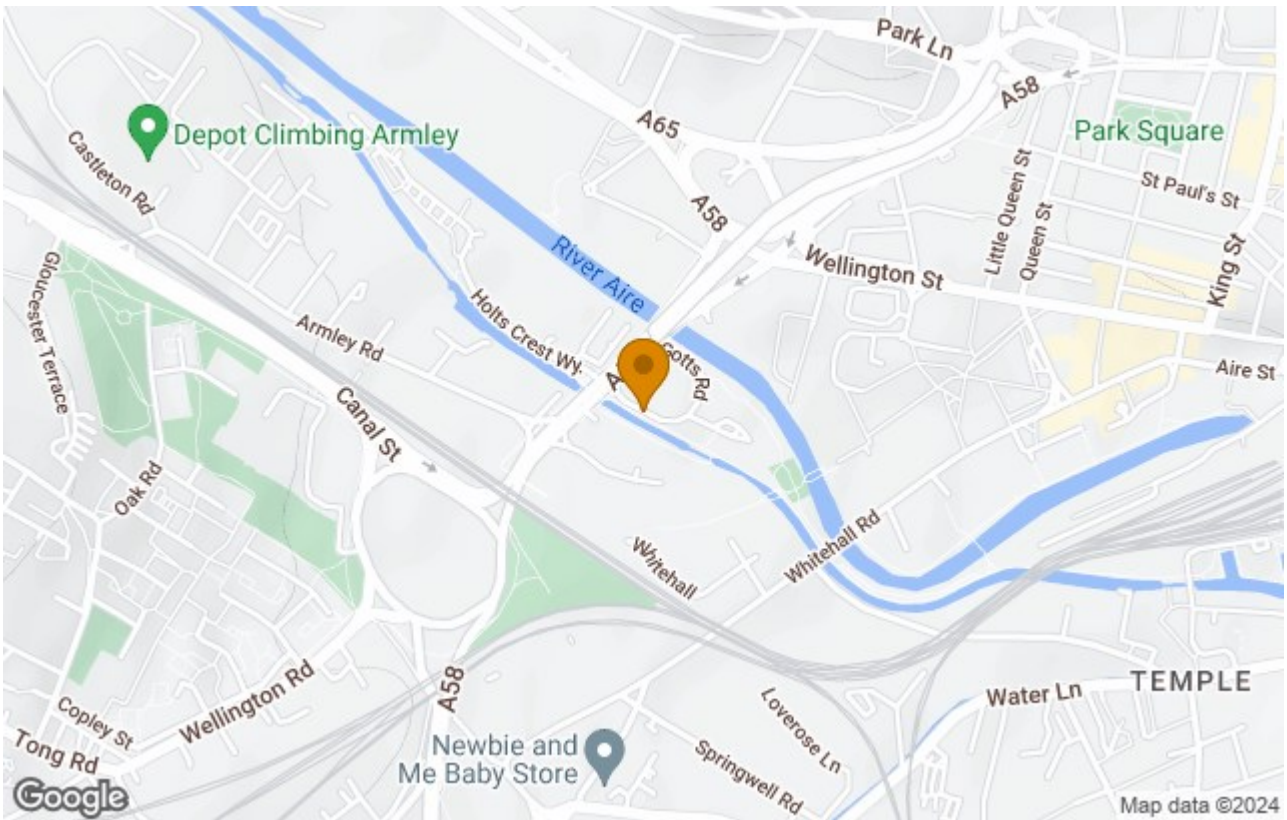
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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (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.