



## Victoria House, Leeds, LS7 1DL

£115,000

• EWS1 B1 RATING - OPEN TO MORTGAGE AND CASH BUYERS

• SHOWER ROOM

• CLOSE PROXIMITY TO UNIVERSITIES & HOSPITALS

• CCTV AND LIFT ACCESS TO ALL FLOORS

• ONE BEDROOM APARTMENT

• FANTASTIC FLOOR TO CEILING WINDOWS

• COMMUNAL GARDEN TERRACE

• SECOND FLOOR

• EXCELLENT LOCATION FOR CITY AMENITIES - ALDI ON DOORSTEP

• VICTORIA GATE/ MARKETS/BUS STATION WITHIN MINUTES' WALK

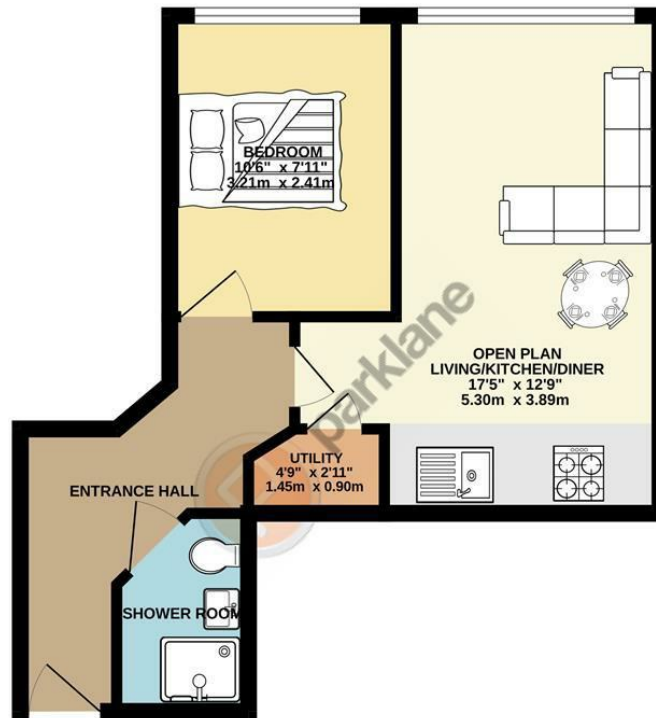
ONE BEDROOM APARTMENT IN MODERN DEVELOPMENT OVERLOOKING ROOF GARDEN, SITUATED WITHIN CLOSE PROXIMITY OF LEEDS CENTRAL SHOPPING AREA, VICTORIA GATE AND LEEDS ARENA.

Located on 2nd floor, currently tenanted until 4th April 2025, therefore appealing to the investor market. Rental income of £800PCM - gross annual returns of 8%. Popular with renters with minimal void periods due to proximity to Universities, hospitals and city centre.

Briefly comprising of: open plan living space with fantastic floor to ceiling windows, one of which is a Juliette balcony overlooking roof garden, white gloss kitchen cabinetry with oven, hob and fridge with separate utility cupboard housing washing machine and hot water cylinder, the double bedroom also has full height, floor to ceiling widows offering fantastic light into the space, a separate shower room completes the neutrally decorated apartment,

Victoria House is a modern complex completed in 2018 located in an area with a lot of regeneration happening, ideal time to snap up a well priced apartment as the City expands. Within short walking distance to the main shopping district to department stores such as Victoria Gate and a conveniently located Aldi on your doorstep within a small retail outlet which also houses a gym and various other shops. Easy access to inner Ring Road linking to M621/M62 and M1 as well as close distance to St James Hospital, LGI and Universities. EPC rating: B Council tax band: B

Ground Floor

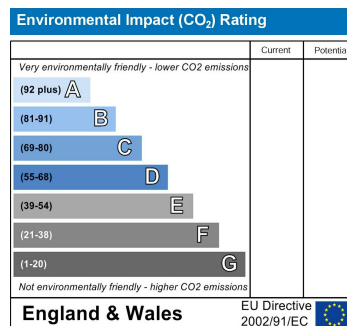
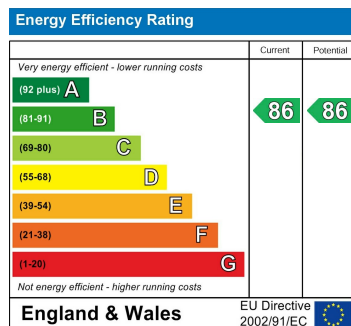


Victoria House 44 sq mtrs - Parklane Properties

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.  
 Made with Metropix 1/2024

## Leasehold and Charges

Length of lease and years remaining: 250 years from Jan 2015 - 241 years remaining  
 Annual Service Charge: £350 per quarter/£1400 PA  
 Annual Ground Rent: £513 PA. Reviewed annually linked to RPI.  
 Council tax band: B £1598.80  
 EPC: 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.