



## Catalina, Leeds, LS12 1DH

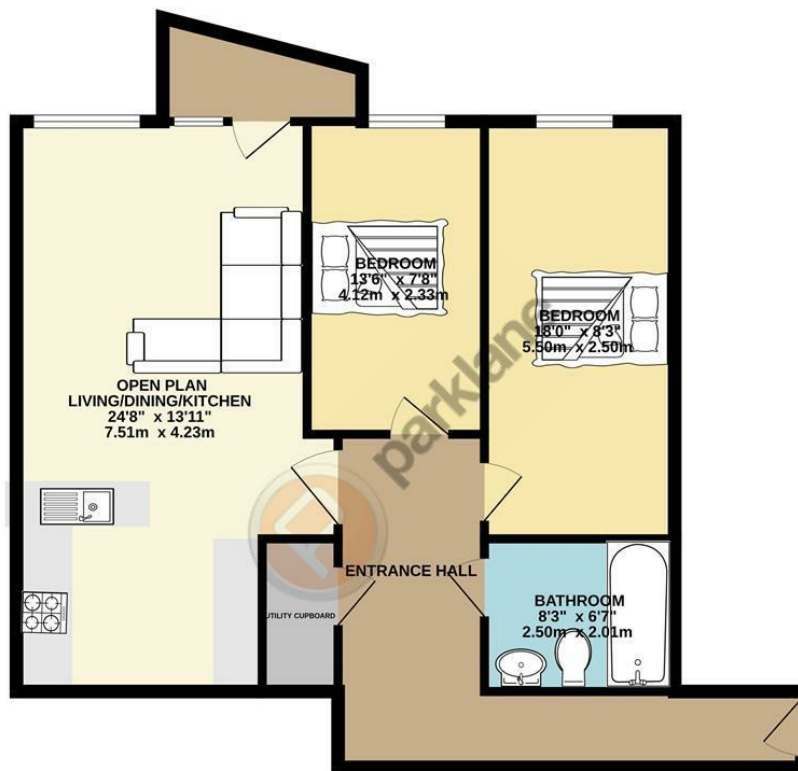
**£184,950**

- EWS1 IN PLACE - MORTGAGE AND CASH BUYERS
- ONE BATHROOM
- TEN MINUTES' WALK TO CITY CENTRE
- NO CHAIN/VACANT POSSESSION
- ALLOCATED UNDERCROFT PARKING SPACE
- EASY ACCESS TO INNER RING ROAD/ M621/M62/M1
- TWO DOUBLE BEDROOMS
- FANTASTIC OUTLOOK TO SOUTH
- NEUTRALLY DECORATED THROUGHOUT

\*\*\*\*SEVENTH FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING SPACE AND FABULOUS VIEWS TOWARDS THE SOUTH\*\*\*\* EWS1 IN PLACE, OPEN TO MORTGAGE BUYERS. NO ONWARD CHAIN & VACANT POSSESSION.

Spacious, light and airy apartment situated on the 7th floor of Catalina in City Island. In great condition -neutrally decorated throughout with large picture windows and balcony to enjoy the canal views with a rare view of greenery in the city centre. 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 over the Leeds Liverpool canal, with a tranquil, green outlook. Floor to ceiling windows which allow plenty of natural light into the apartment. 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. Council tax band: D. EPC: C

Ground Floor  
 795 sq.ft. (73.8 sq.m.) approx.



Catalina, City Island - Parklane Properties

TOTAL FLOOR AREA : 795 sq.ft. (73.8 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 & Charges

Leasehold: 999 years with 978 remaining.

Service charge: £2348 PA (approx.)

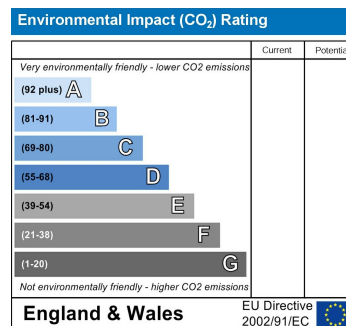
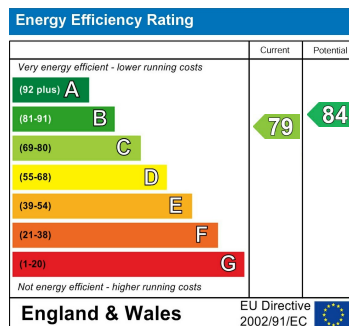
Service charge parking space: £498 PA (approx.)

Ground rent is £200.00 PA

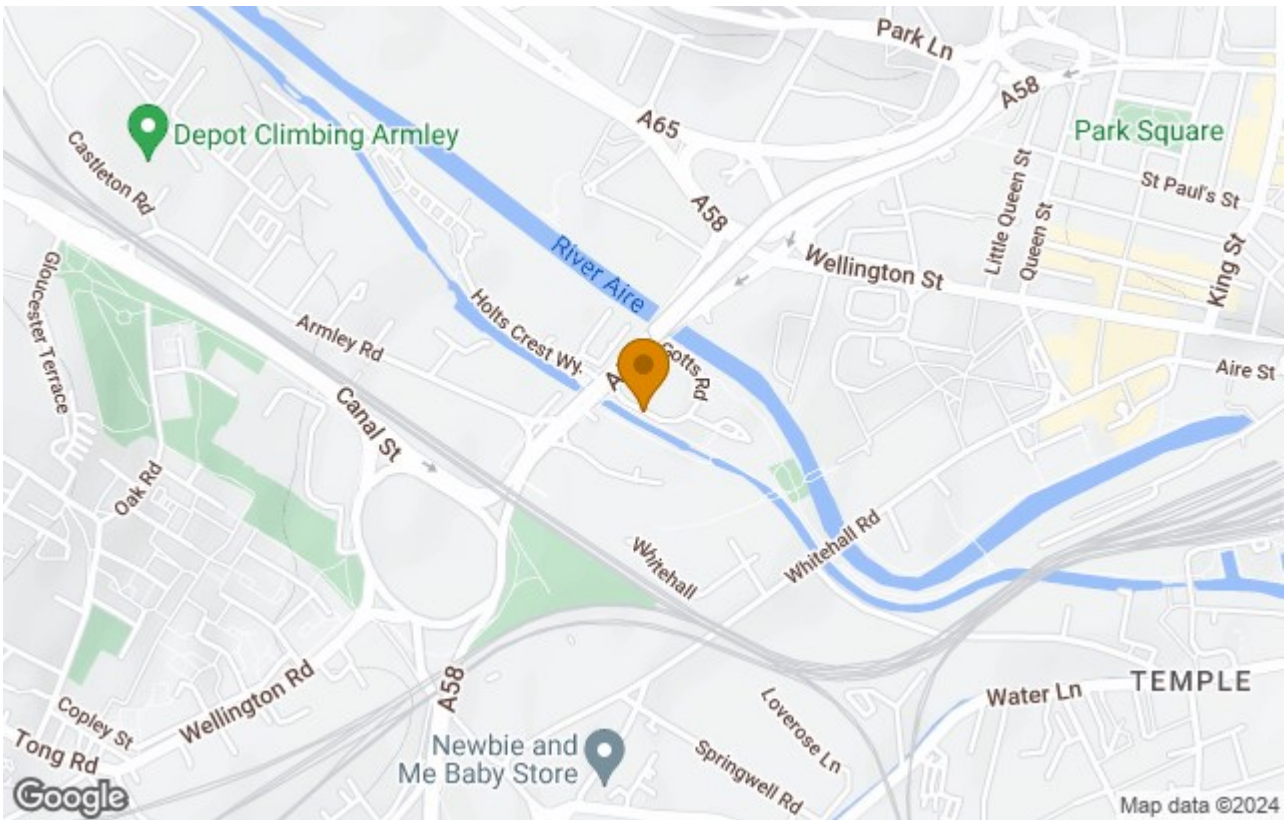
Parking space bay: 238

Council tax band: D

EPC Rating: C







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.