



## Victoria House, Leeds, LS7 1DL

**£130,000**

- ONE BEDROOM APARTMENT
- LIFT ACCESS TO ALL FLOORS
- DOORSTEP AMENITIES SUCH AS ALDI AND PURE GYM
- JULIETTE BALCONY
- GARDEN TERRACE
- EASY ACCESS TO INNER RING ROAD, M621/M62/M1
- CAR PARKING SPACE INCLUDED
- CLOSE PROXIMITY TO UNIVERSITIES AND HOSPITALS
- FIVE MINUTE WALK TO VICTORIA GATE HOME TO JOHN LEWIS

\*\*\*\*ONE BEDROOM APARTMENT WITH PARKING SPACE INCLUDED\*\*\*\*NO ONWARD CHAIN AND AVAILABLE WITH VACANT POSSESSION. Tenanted until September 2024. SITUATED ON THE THIRD FLOOR, MODERN, LIGHT AND AIRY with FLOOR TO CEILING WINDOWS IN BOTH BEDROOM AND LIVING SPACE WITH JULIETTE BALCONY. VIEWS INWARDS TO THE GARDEN TERRACE. INTERNAL COURTYARD CAR PARKING SPACE. FURNITURE INCLUDED IN SALE PRICE.

Victoria House is a modern development sitting on the fringes of the Northern Quarter of Leeds City Centre. Close proximity to various restaurants, coffee shops, bars, First Direct Arena, Bus station and Victoria Gate which houses John Lewis. Doorstep amenities within a small retail park include, Aldi and Pure Gym. Easy access to inner ring road, M1/ M62/M621. St James Hospital and LGI is within walking distance. There is lift access to all floors and CCTV to the main entrance. EPC rating: B. Council tax band: B

Ground Floor  
 493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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: 245 year remaining [255 years from and including 1 January 2015]

Annual Service Charge: £1,422.04 PA

Annual Ground Rent: £513.63 PA linked to RPI. Reviewed annually.

Parking Bay: 20

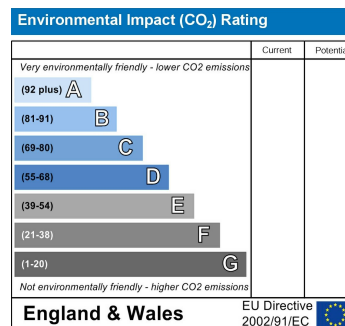
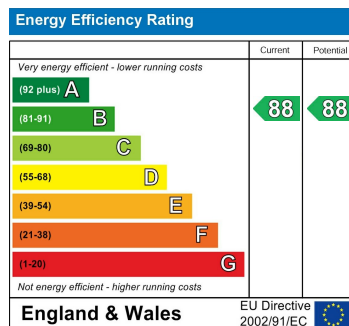
EPC: B

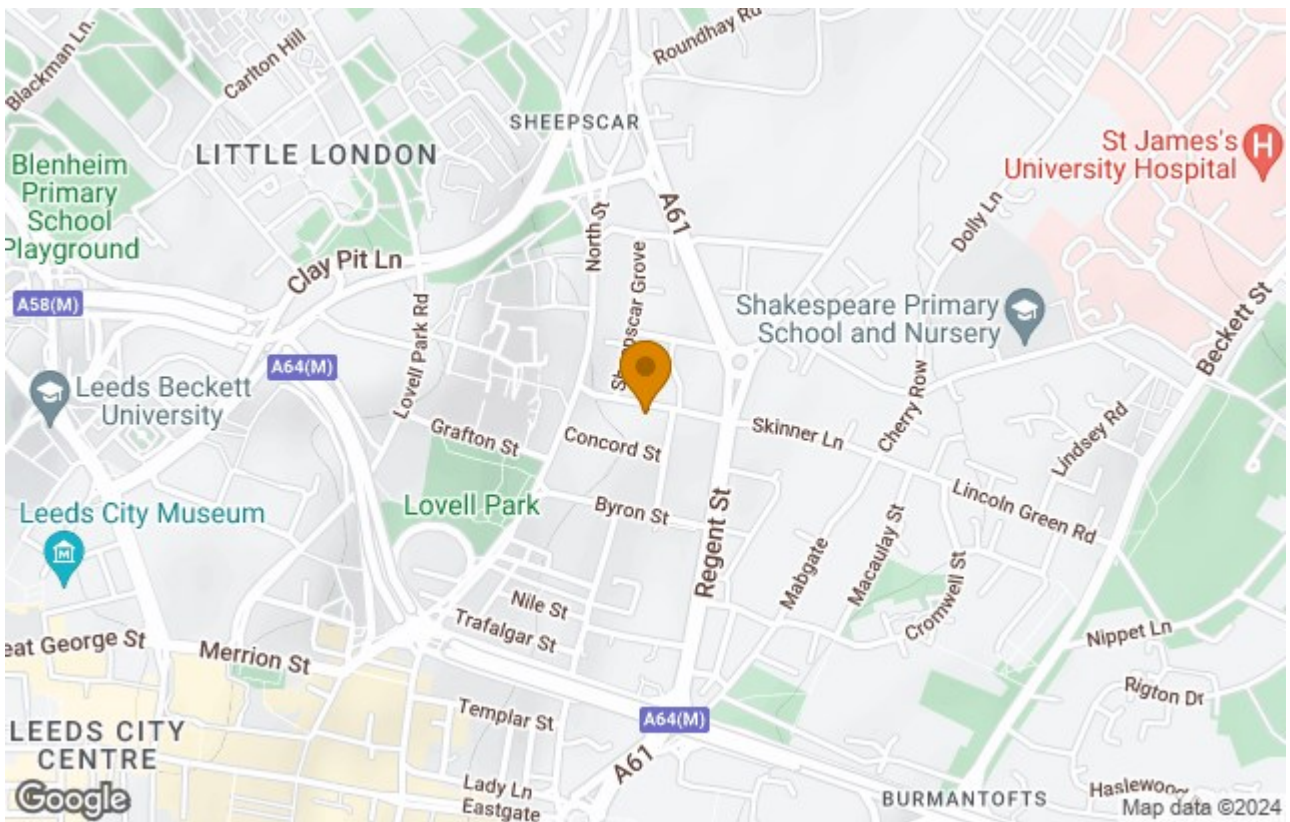
Council tax band: B

Furniture included in sale price.

## Furniture included in price

Included in sale. • 1x Double bed and mattress • 2 x bedside tables (low wall mounted) • Built-in wardrobe • 32inch wall mounted TV & bracket • 1x chest of drawers • 2x 2-seater couches • 1x coffee table • 1x dining table & x2 dining chairs • 1x tall lamp & shade • Curtain rails and full height curtains (to windows) • 1x cabinet stand





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.