



## Manor Mills, Leeds, LS11 9BT

£114,950

- LARGE STUDIO APARTMENT
- FULLY FURNISHED
- BATHROOM WITH SHOWER
- EWS1 COMPLIANT
- DISHWASHER
- TENANTED AT £795 PCM
- SIXTH FLOOR
- WASHING MACHINE

**\*\*EWS1 COMPLIANT \*\* MANOR MILLS - SIXTH FLOOR, LARGE STUDIO APARTMENT WITH BALCONY. OPEN TO INVESTORS ONLY AS TENANTED UNTIL 1ST SEPTEMBER 2025 AT £795 PCM. NO ONWARD CHAIN.**

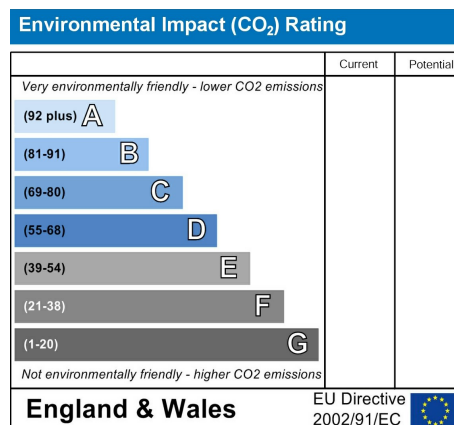
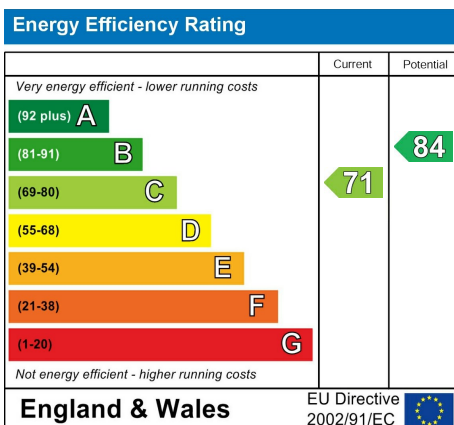
A lovely large studio apartment with a high standard of furnishings and south/courtyard-facing aspect. Located on the sixth floor in the popular Manor Mills development, the apartment is furnished and features floor-to-ceiling glazing in the living area, kitchen area with dishwasher, walk on Balcony, Bedroom area with fitted wardrobes, Bathroom with walk in shower. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Ten minute walk to Leeds City Station. EPC Rating C. Council Tax Band A.

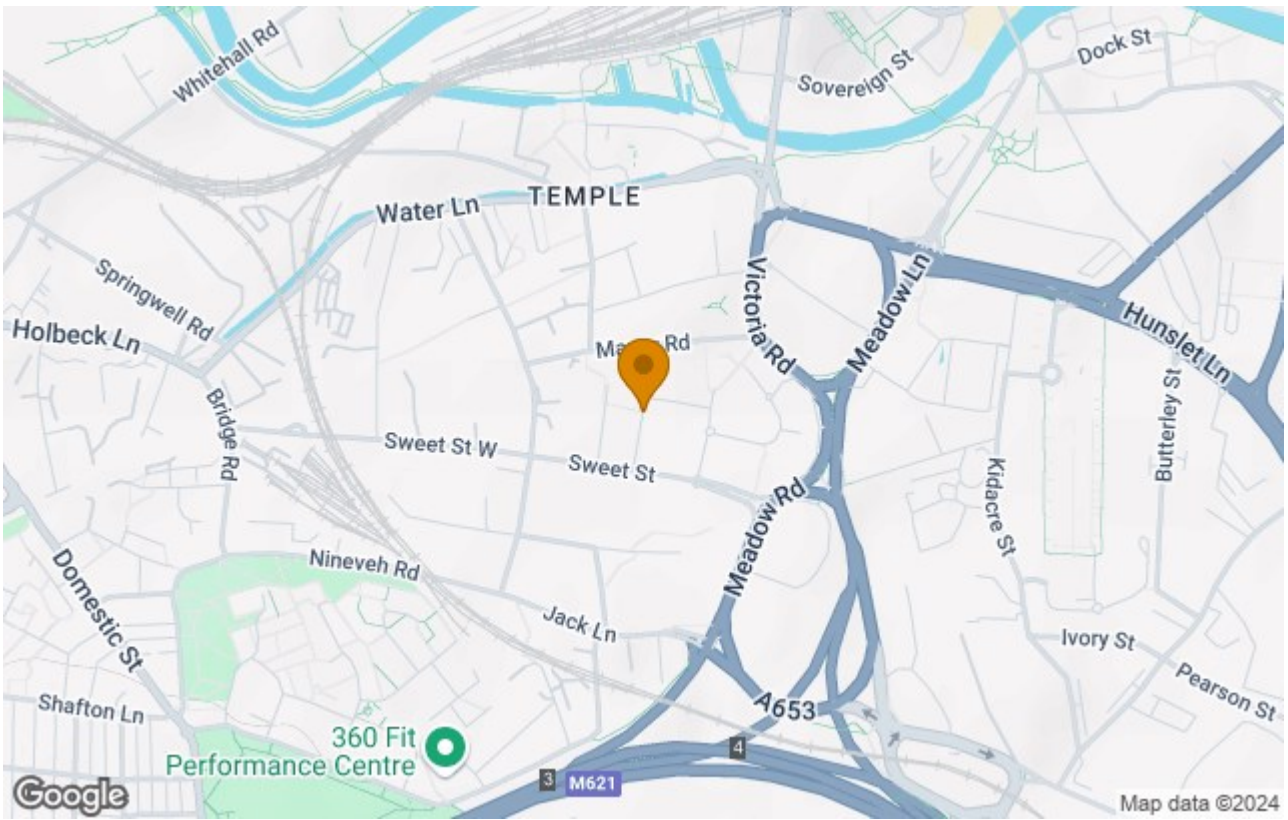
## Leasehold Information

Lease: 999 years from 1st January 2006

Service Charge: £1139.62 per annum

Ground Rent: £370.39 per annum





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.