



Lovell House, Leeds, LS7 1AR

£125,000

Offered for sale is this spacious two bedroom, two bathroom apartment WITH PARKING at Lovell House. Located on the 5th floor the accommodation briefly comprises: Entrance Hall, Open plan Living Room with access to walk on balcony, Kitchen area with integrated appliances, 2 Double Bedrooms, the principal Bedroom gives access to an ensuite shower room, further House Bathroom with White suite and shower. The property also benefits from use of the Courtyard and communal gardens. Allocated parking space.

Lovell House is located ten minutes walk from Victoria Gate shopping centre and Leeds Arena.

The apartment is offered with vacant possession. No appliances have been tested.

Cladding remedial works are currently underway and completed shortly.

Council Tax Band C.

EPC Rating B.

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Entrance Hall

Laminate flooring, Intercom, Electric wall heater, Storage cupboard housing hot water cylinder and plumbing for washing machine

Living Room

Laminate flooring, Electric wall heater, double glazed window and door giving access to balcony.

Kitchen Area

Range of gloss wall and base units, integrated electric oven, hob and extractor fan (not tested)

Bedroom One

Laminate flooring, Electric wall heater, Double glazed windows.

Ensuite Bathroom

Part tiled, Toilet, Sink, Shower cubicle, Heated towel rail.

Bedroom Two

Laminate flooring, Electric wall heater, Double glazed windows.

House Bathroom

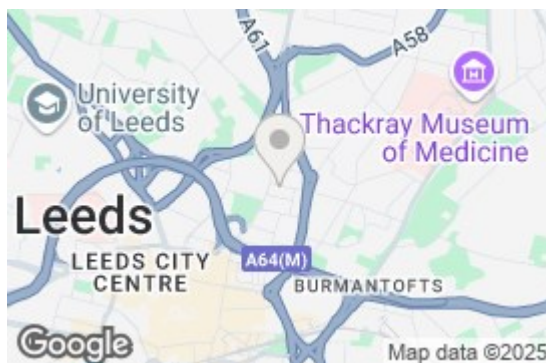
Part tiled, Three piece white Bathroom suite, Mains shower. Heated towel rail.

Leasehold Information

Lease remaining: 129 Years

Annual Ground rent £200

Annual Service Charge: £1622.52



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.