



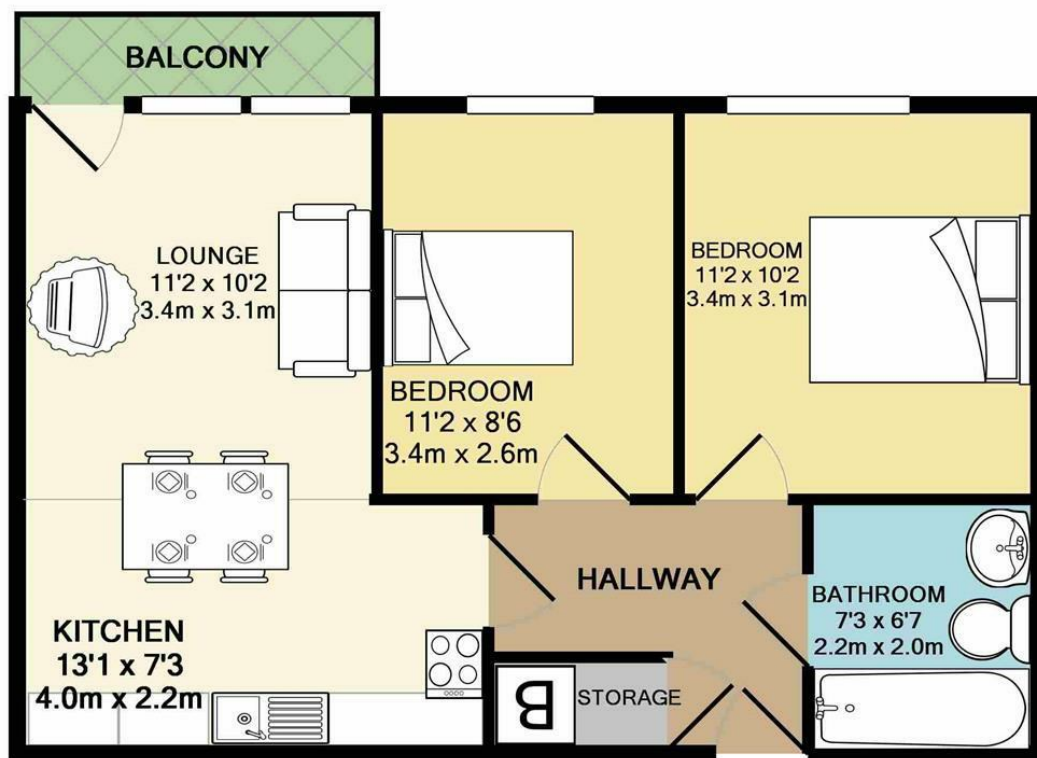
Aspect 14, Leeds, LS2 8WG

£165,000

- TWO BEDROOMS
- BALCONY
- POPULAR DEVELOPMENT FOR RENTERS
- HOUSE BATHROOM
- LET UNTIL JULY 2026 @ £11100 PER ANNUM
- INVESTMENT OPPORTUNITY
- LARGE LIVING SPACE
- CLOSE TO UNIVERSITIES & FIRST DIRECT ARENA

PARKLANE are pleased to offer for sale a TWO BEDROOM, ONE BATHROOM apartment for sale within ASPECT 14 located on the TENTH FLOOR. Open Plan living/kitchen/diner with floor to ceiling window and door to balcony over looking the communal gardens, two bedrooms and house bathroom. Aspect 14 is a popular development within minutes of the First Direct Arena, walking distance to the universities and the recently regenerated trendy Northern Quarter area of Leeds City Centre which has various restaurants and bars. Excellent investment property or first time buy.

EPC Rating: B



Aspect 14 - Parklane Properties
 Total Approx. Floor Area 530 Sq.Ft. (49.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance Hallway

Laminate flooring, wall mounted electric heater, pendant ceiling light fitting.

Open Plan Living/Kitchen/Diner

Fantastic space with floor to ceiling sealed unit double glazed window and door to balcony, wall mounted electric radiator, pendant ceiling light fitting. The kitchen area is tiled which creates a defined zone. Fitted modern wall and base units with laminate work tops, under cabinet lighting, electric over and hob with stainless steel extractor hood over, integrated full size fridge freezer, integrated washer/dryer, integrated dishwasher, stainless steel sink unit, two ceiling pendant light fittings.

Bedroom One

Sealed unit double glazed window, wall mounted electric heater, carpeted, ceiling pendant light fitting.

Bedroom Two

Sealed unit double glazed window, wall mounted electric radiator, laminate flooring, ceiling pendant light fitting.

Bathroom

Bath with shower over, glass shower screen, pedestal hand wash basin, low level flush WC, partially tiled walls, tiled flooring, wall mirror, ceiling pendant light fitting, extractor fan, towel heater.

Leasehold Information

Remaining Lease: 977 years approximately

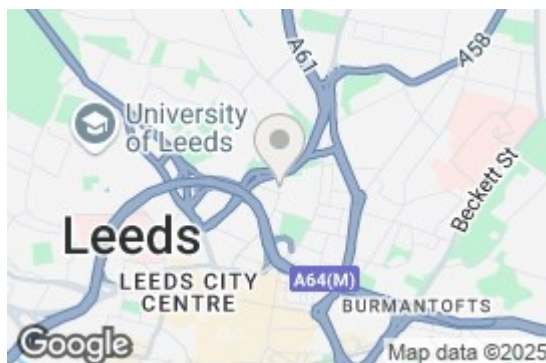
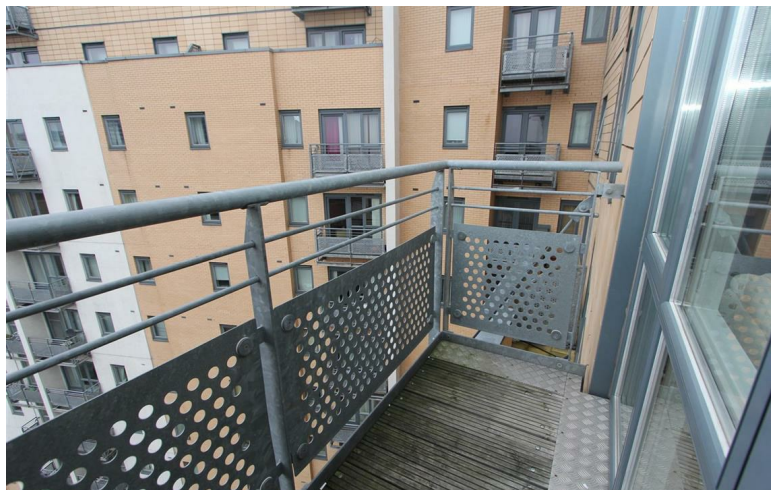
Service Charge: £1187.28

Ground Rent: £150 per annum

EPC Rating: C

Council Tax: Band C

Well presented 2 Bedroom apartment with balcony at Aspect 14.



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.