



15 South Parade, Leeds, LS1 5PQ

£130,000

- Prime location
- Integrated kitchen
- One double bedroom
- Fitted Bathroom
- Additional storage space
- Five minutes from train station

LOCATION, LOCATION, LOCATION - This apartment is all about its position in the City Centre which is literally on the doorstep of restaurants, coffee shops, bars, museums, galleries and retail outlets. Situated just off Park Row with the train station just five minutes walk away. Offered for sale is this one bedroom, second floor apartment with an open plan living room, modern fitted kitchen with integral appliances and contemporary bathroom. Sure to be of interest to INVESTORS the apartment is currently let until July 2027 achieving rental income of £11400 per annum.

EPC Rating D.

Council tax band D.

Hallway

Entrance hallway with additional storage space, Intercom, inset spotlighting, laminate flooring, Wall mounted electric heater, Two storage cupboard (one housing the water heater), fitted wardrobe.

Kitchen Area 12'0" x 14'2"

Spacious Dining Kitchen having a range of wall and base units with worktops over, stainless steel sink and drainer unit with mixer tap, Integrated electric oven and hob with stainless steel extractor hood and splashback, Integrated automatic washing machine, Laminate flooring, inset spotlighting.

Lounge Area 8'1" x 8'11"

Having laminate flooring, TV and media Points, wall mounted electric heater, wooden framed double glazed window.

Bedroom 8'8" x 9'4"

With wall mounted electric heater, double glazed wooden framed window.

Bathroom 7'4" x 5'1"

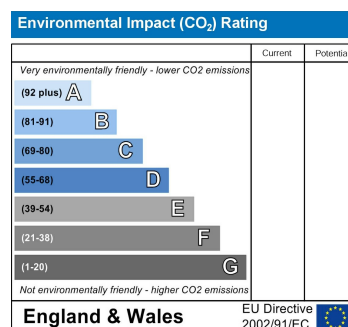
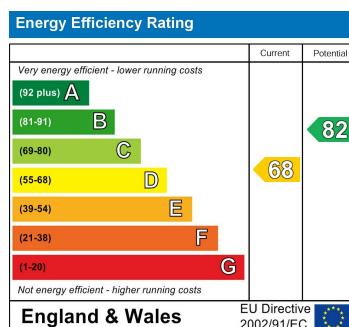
Having a white 3 piece suite comprising: panel bath with mixer tap, shower attachment, Pedestal hand wash basin, low level W.C. Fully mosaic tiled walls, tiled floor, wall mounted heated towel rail, inset spotlighting.

LEASEHOLD INFORMATION

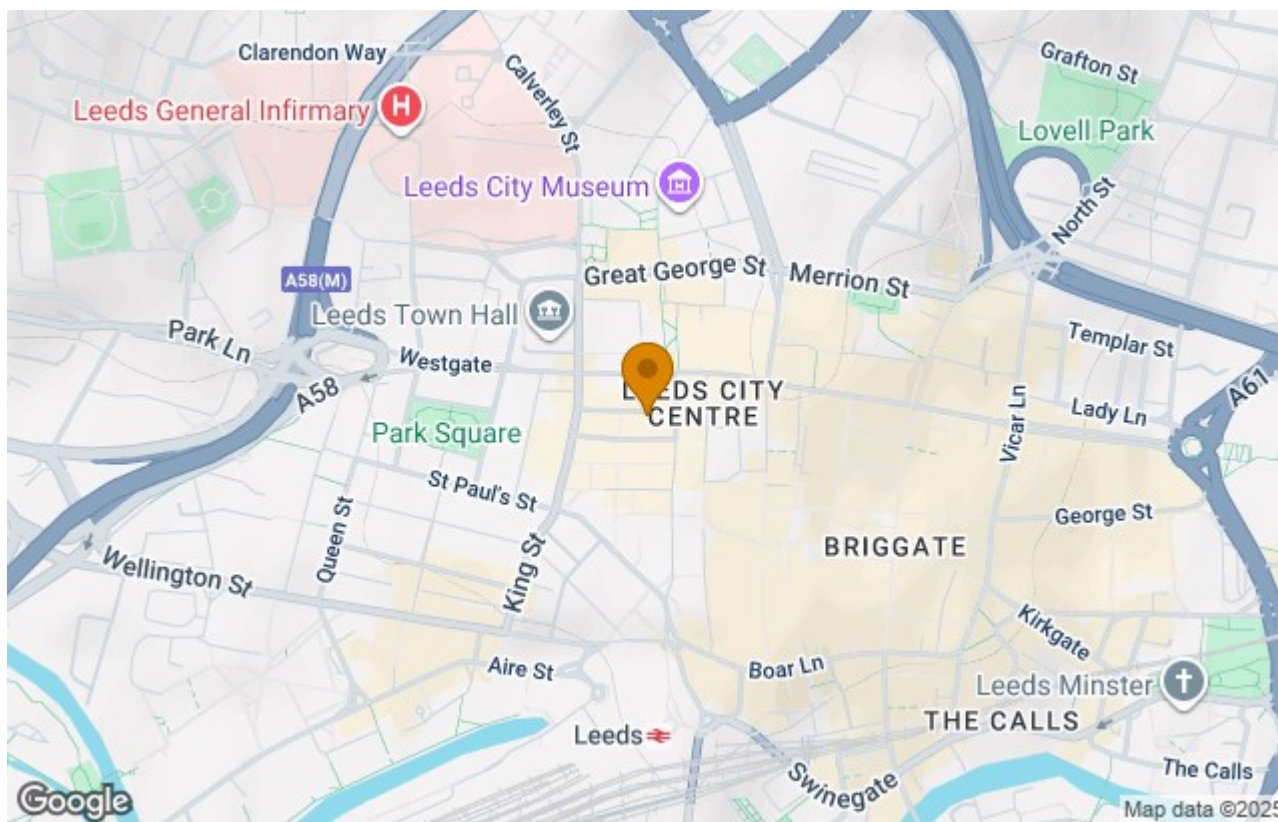
Lease Term: 999 Years from 1999

Annual Ground Rent: £260

Annual Service Charge: £2162.30



Well presented one bedroom apartment in prime central location.



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.