



Clarence House, Leeds, LS10 1LH

£129,950

- 17th Floor
- Fitted Kitchen
- Great Views
- Fitted Bathroom
- Dockside location
- Currently rental income £10800 per annum
- Tenanted until August 2026

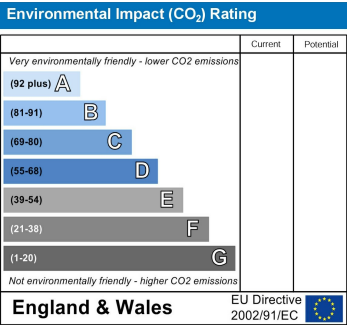
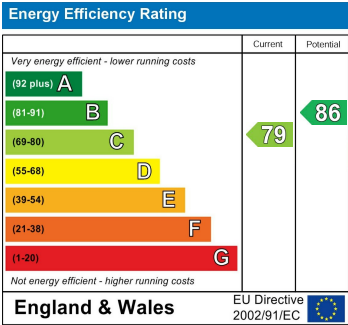
Fabulous one bed apartment on the 17th floor of Clarence House at Leeds Dock. High quality apartment with oak flooring throughout, Open Plan Living Room with Kitchen area. The fully integrated kitchen includes washer dryer and full height fridge freezer. Fully tiled Bathroom with full bath and shower. Double bedroom. Great views, Dockside location. Ten minutes walk into the centre of the City. Sure to appeal the the Investor the apartment is currently let until August 2026 achieving £10800 per annum.

EPC Rating C.

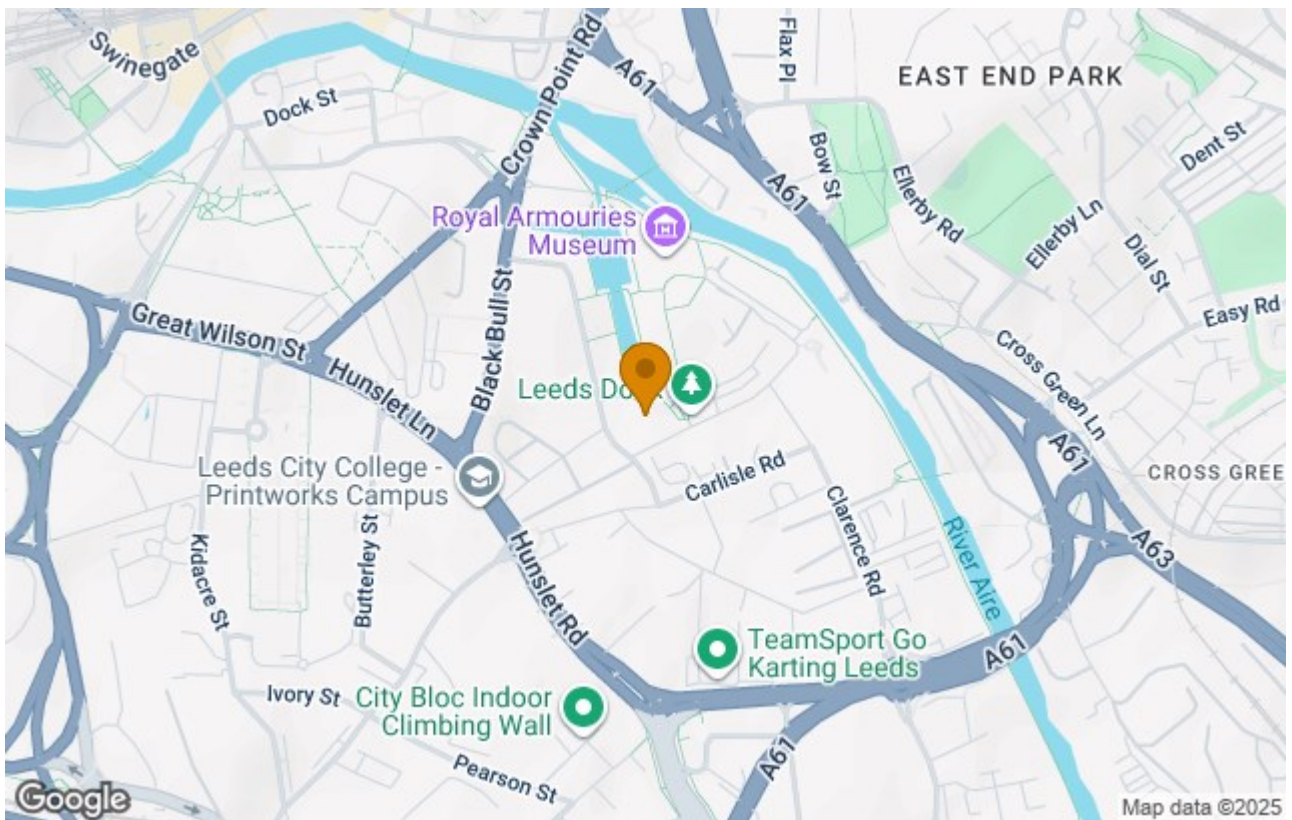
Council Tax Band C.

LEASEHOLD INFORMATION

Lease Remaining: 128 Years
Annual Ground Rent: £250
Annual Service Charge: £2200



Fabulous one bed apartment on the 17th floor located in the Leeds Dock development.



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.