



Basilica, King Charles Street, Leeds LS1 6LZ

SUPERB INVESTMENT - 7.7% GROSS RETURN - PRESTIGIOUS LS1 POSTCODE - OVERLOOKING BUSTLING ALBION STREET - OVER 425 SQ FT - THIRD FLOOR - RESIDENT CONCIERGE A truly delightful well appointed larger style one bed roomed studio apartment occupying an excellent position on the third floor of this fashionable high quality development in the very heart of the city, amongst top quality shops, bars and restaurants. The property, which offers a rare buy to let opportunity at a sensible price, comprises communal lobby, entrance hall, very spacious living room with lounge/dining area and modern fitted kitchen area. Double bedroom, modern bathroom, electric heating, laminate flooring, sealed unit double glazing and landscaped communal courtyard.

Asking Price: £125,000

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COMMUNAL LOBBY

On site concierge. Secure mail box. Two lifts to all floors.

ENTRANCE HALL

Built in store cupboard housing hot water tank and automatic washer/dryer. Video entry phone. Laminate flooring. Radiator. Double doors to:

LIVING ROOM

LOUNGE/DINING AREA

Overlooking Albion street with roof top city views. Three windows. Laminate flooring. Two radiators.

KITCHEN AREA

Inset stainless steel sink unit with mixer tap. Range of wall cupboard units. Floor cupboard units, small matching five drawer floor cupboard. Formica work surfaces, stainless steel built under oven, ceramic four hob unit with stainless steel chimney extractor hood. Integrated fridge and dishwasher. Laminate flooring

BEDROOM ONE

3.96m (13' 0")(max) x 2.74m (9' 0")

Mirror fronted built in double wardrobe. Radiator, Fitted carpet. No window.

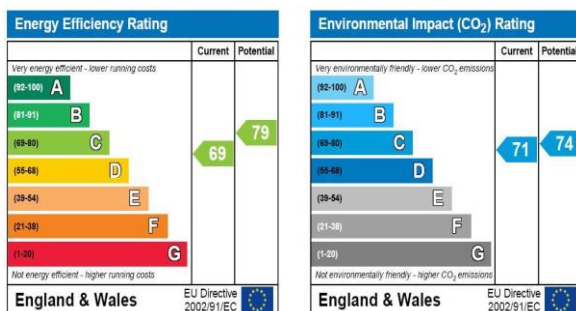
JACK AND JILL BATHROOM

Tile panel bath with mixer tap. Shower attachment and shower screen. Wash hand basin with mixer tap. Concealed low level W.C. Matching part tiled walls (shower section fully tiled) Matching tiled floor. Heated towel rail. Inset display shelf with mirror.

LANDSCAPED COMMUNAL COURTYARD

EPC

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

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. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

