



Stoneacre  
Properties



## Albion Street

Leeds, LS2 8ES

Offers Over £335,000



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## Entrance

The front door of the flat leads in to the Hallway which offers access to the Lounge/Kitchen/Diner, Master bedroom, second bedroom, and main bathroom.

## Lounge/Kitchen/Diner

This large open room is flooded with natural light via the run of floor to ceiling windows and sliding door that leads out to the balcony. The room is modern and neutral in appearance and offers ample space for a formal seating area and dining area. The Kitchen is open to the seating area and is made up of wall and base units and comprises integrated dishwasher, plumbing for washing machine, oven, hob with extractor above, integrated fridge/freezer and 1.5 bowl stainless steel sink with drainer. From the Lounge you have access out to the balcony and fantastic, unobstructed far reaching views across Leeds City Centre.

## Bedroom 1

Large double bedroom with wonderful views out of the window. En-suite bathroom.

## En-suite

Comprising shower toilet and sink.

## Bedroom 2

Second large double bedroom with ample space for bedroom furniture.

## Bathroom

4-piece suite with shower, bath, toilet and sink.

## External

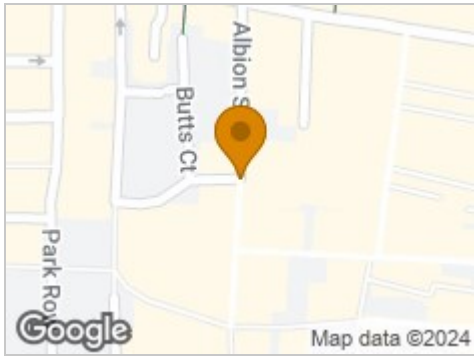
The property boasts a spacious balcony with Town Hall clock views as well as wider city centre views.

## Lease

We are advised by the vendor that the property is leasehold with 134 years remaining. The current service charge is £3,481 per annum and ground rent is £150 per annum. Insurance is £79.99 per quarter. A buyer is advised to obtain verification from their solicitor or legal advisor.



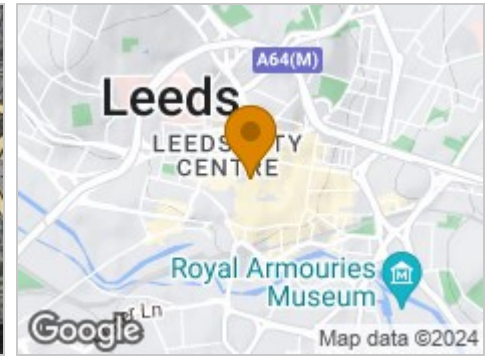
## Road Map



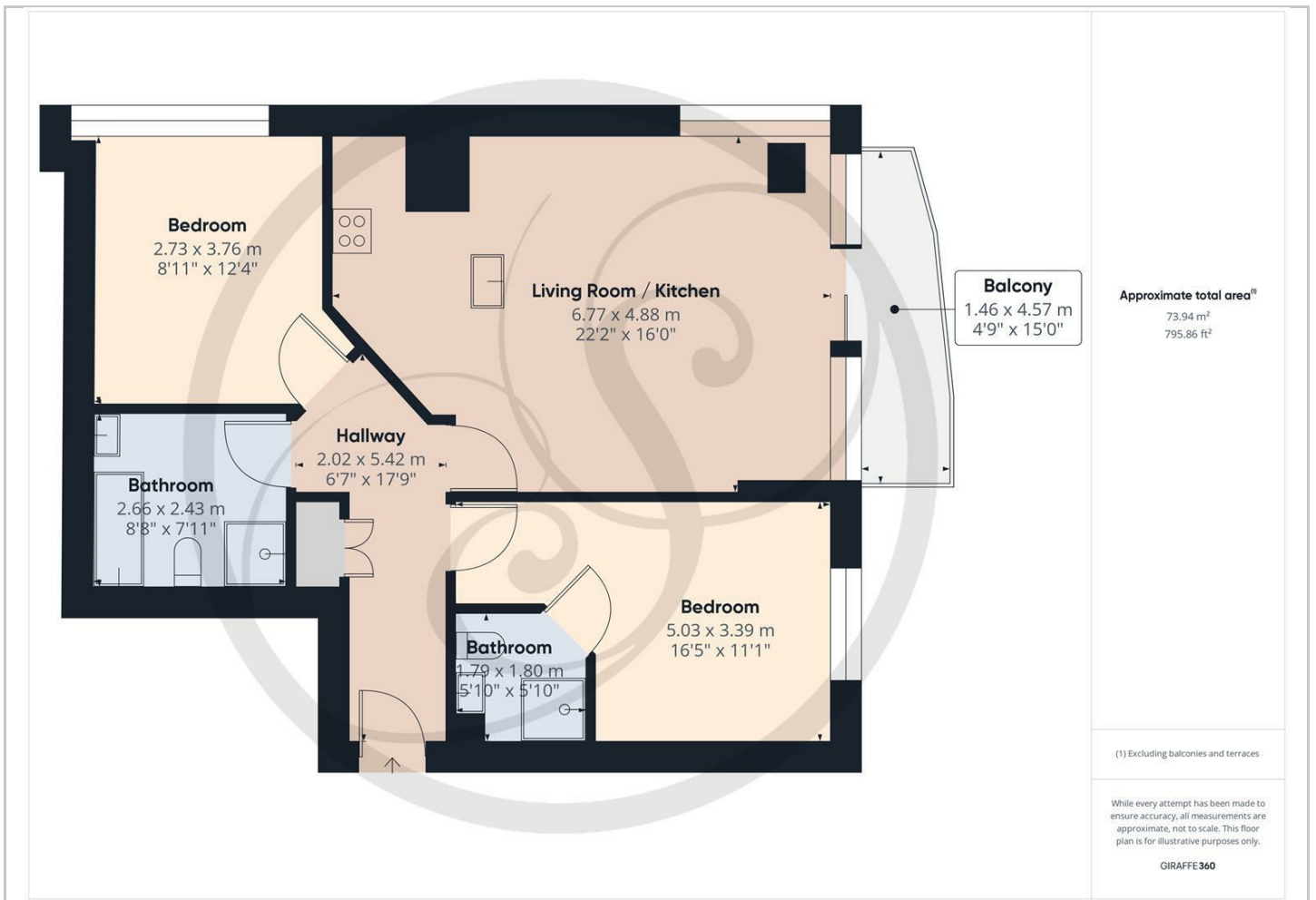
## Hybrid Map



## Terrain Map



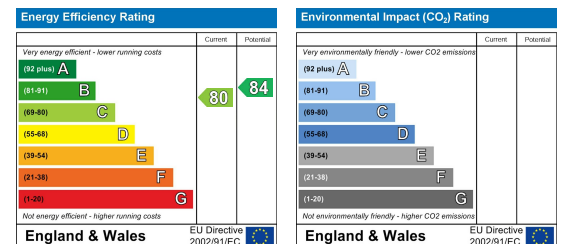
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.