



Stoneacre  
Properties



## 2 Riverside Way

Leeds, LS1 4EG

£145,000



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## Entrance

Key fob entry system offers access to the building and left takes you up to the 11th floor. Entering the property you are welcomed into the entrance hallway.

## Kitchen/Lounge/Diner

Open plan living space is flooded with natural light with access out to the private balcony. The kitchen is made up of wall and base units and comprises integrated dishwasher, oven, hob, and undermounted fridge. Ample space is offered for seating.

## Bedroom

Double bedroom with fitted storage.

## Bathroom

Comprising shower, toilet and sink.

## Storage

Large storage cupboard accessed via the hallway.

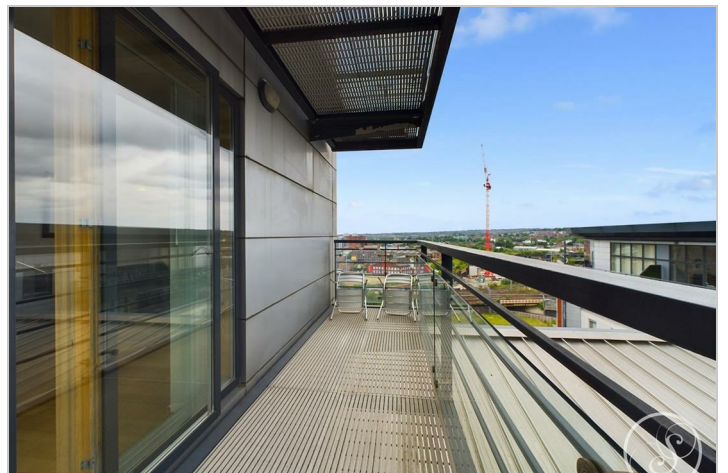
## Concierge

The site has concierge desk which is ideal for deliveries.

## Lease

We are advised by the vendor that the property is leasehold with a term of 999 years from 2001. The current service charge is approximately £1160 per annum and the ground rent is £360 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.





## Road Map



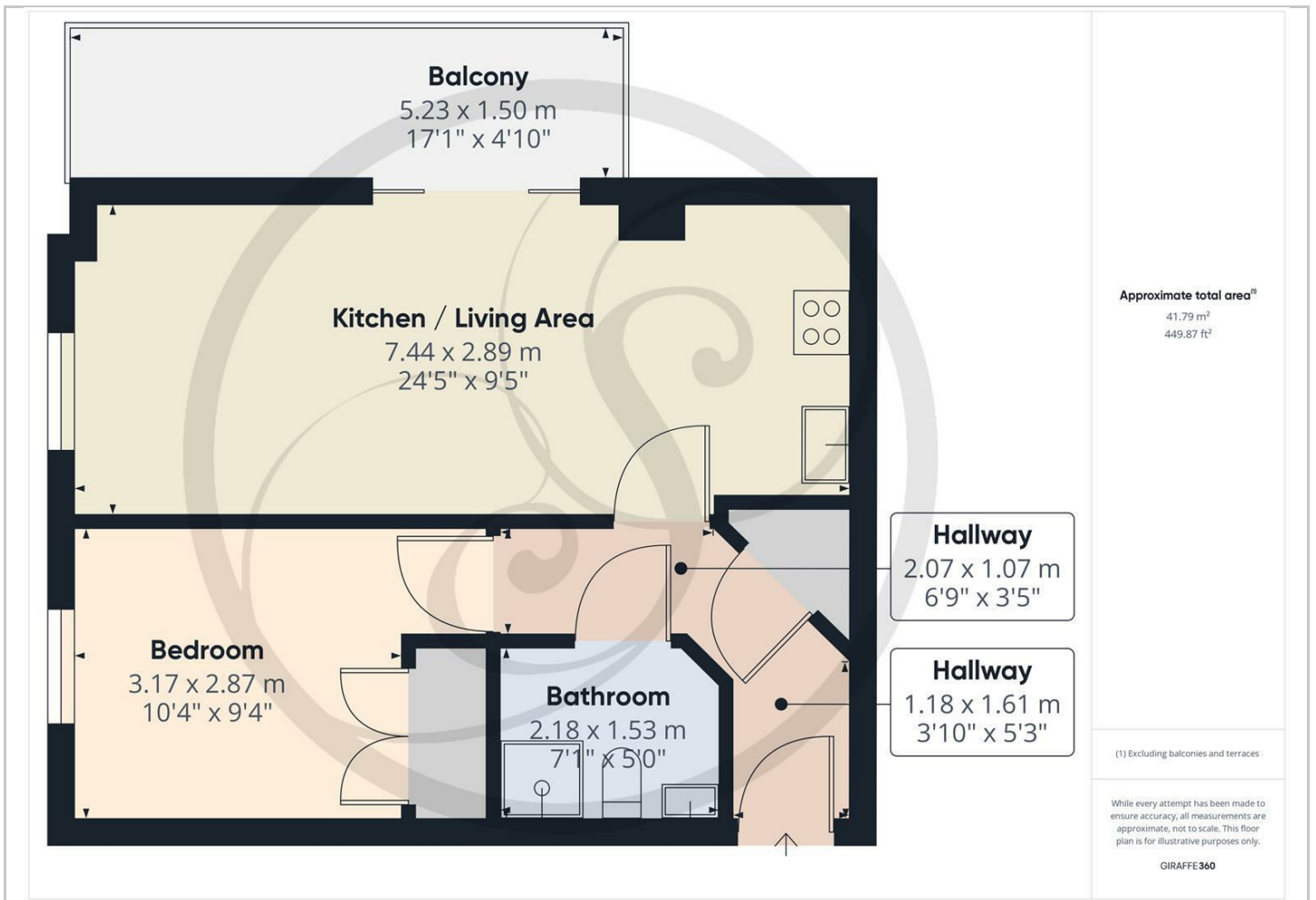
## Hybrid Map



## Terrain Map



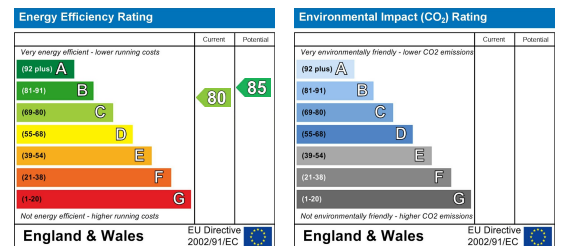
## Floor Plan



## 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.