

Castlehill

Estate & Letting Agents

Flat 12 Frances Lupton House, 6 Victoria Gardens , Leeds
LS6 1FH



£299,950 Region



- LUXURY DEVELOPMENT
- THREE BEDROOMED TOP FLOOR APARTMENT
- EN SUITE MASTER & UNDERCROFT PARKING
- NO CHAIN & VACANT POSSESSION ON COMPLETION
- EXTREMELY SPACIOUS LAYOUT



An extremely spacious, 'light & airy' top floor apartment, with a beautiful modern interior, 3 x genuine large double bedrooms & undercroft parking. Offered for sale with no onward chain and immediate vacant possession - Ideal for first time buyers, parents looking to purchase for their son/daughter or those considering downsizing!

'Victoria Gardens' is a recently new development located on the site of the old Leeds Girls School which now offers a substantial range of new-build homes and conversions of some of the original characterful school buildings! It is very well situated, on the outskirts of the City Centre and with easy reach of the the Main University Campus and Headingley.

The internal layout & space is superb, not often seen in more modern purpose built properties. Very well presented accommodation comprising; tiled hallway, three good sized bedrooms, one with master en suite shower room & wc and each bedroom having quality built in wardrobes. A stylish fully tiled bathroom with shower over bath and wc. A super sized open plan living lounge with a good range of contemporary fitted kitchen units and built in appliances and a breakfast bar.

The apartment is on the top floor floor and enjoys lots of natural light, particularly from the additional ceiling skylight windows, has long open views and occupies half of the entire top floor of the development. Additional features include; Video entry system, gas central heating, two useful storage cupboards and one allocated undercroft parking space!

The property is offered with no onward chain and with immediate vacant possession, enhancing efficiency of a sale.

The accommodation is ready to move into and can come with contents (available by separate negotiation) keeping a buyers setting up costs to a minimum!!

We are informed the annual Ground Rent is £150 and the quarterly Service Charges are £373.98.

There is a long lease of 999 year from January 2016 (990 years remaining)

INTERNAL INSPECTION HIGHLY ADVISED!





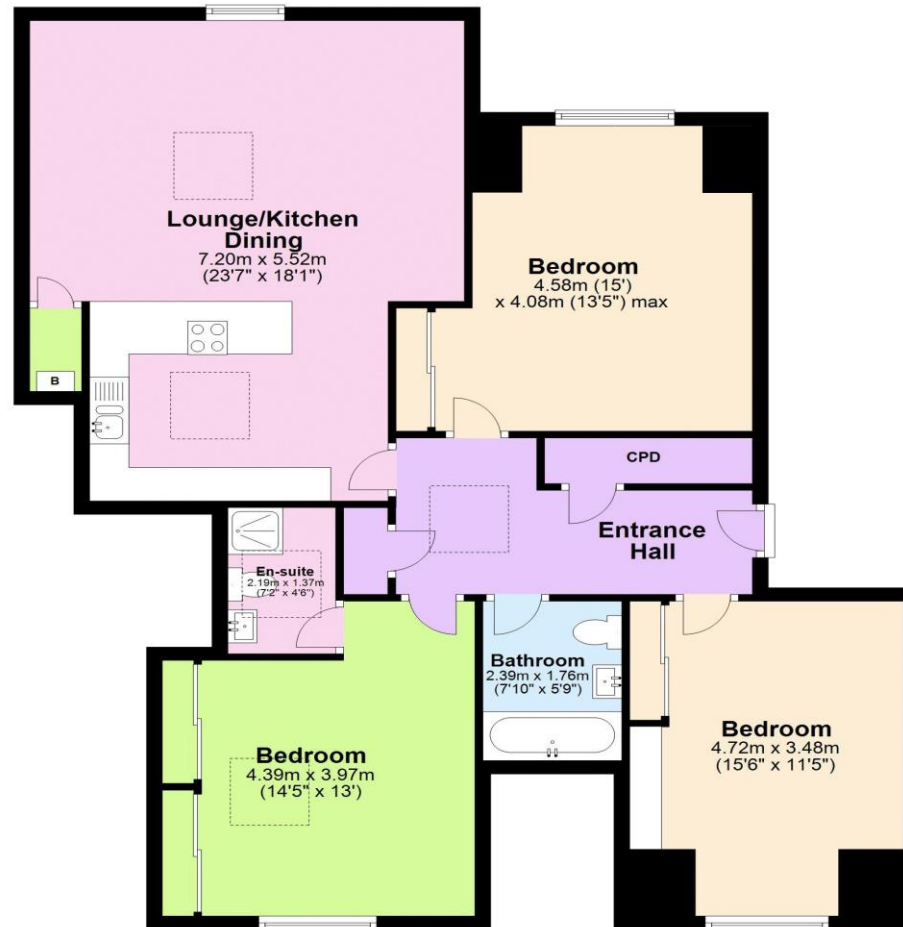






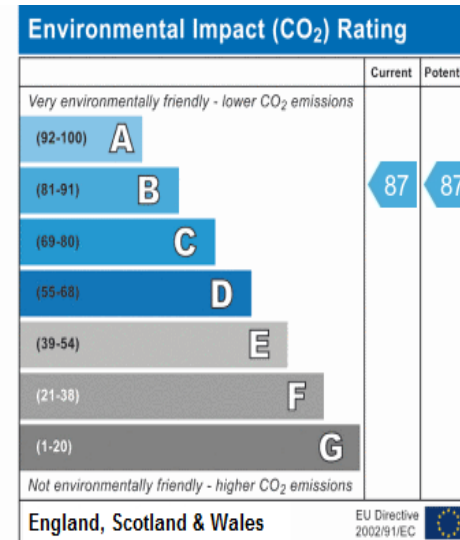
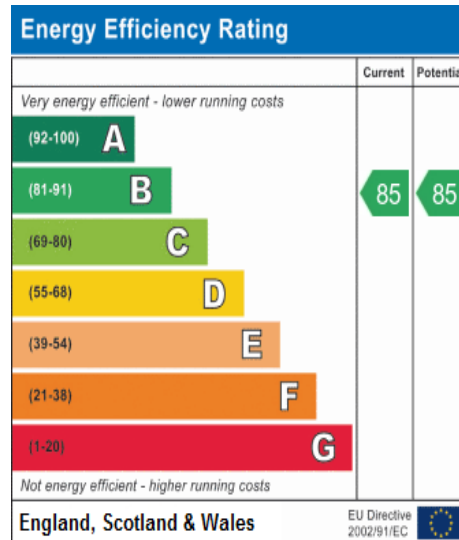
Floor Plan

Approx. 116.3 sq. metres (1251.8 sq. feet)



Total area: approx. 116.3 sq. metres (1251.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.



Possession Sold subject to vacant possession

Council Tax Band B

Tenure Leasehold

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the [Leeds City Council](https://www.leeds.gov.uk/city-council) website for more information.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.