



- First floor two bedroomed flat
- Modern development
- With parking
- Spacious & well presented
- Very close to Leeds city centre
- No chain, ideal first home or investment





**A SPACIOUS TWO BEDROOMED FIRST FLOOR FLAT WITH PARKING SITUATED IN THIS MODERN DEVELOPMENT, VERY CONVENIENTLY SITUATED JUST OFF BURLEY ROAD, A FEW MINUTES WALK TO SHOPS, AMENITIES AND VERY CLOSE TO LEEDS CITY CENTRE & THE UNIVERSITIES.**

Offered with no chain, the well presented gas centrally heated and double glazed property is ideal as a first home or for investment, briefly comprising an entrance hall with useful storage cupboards off, a good sized lounge with double aspect windows, a fitted kitchen, two bedrooms and a bathroom w/c with shower over bath.

Externally there are communal grounds and a car park.

The service charge of £69.52 pcm and ground rent of £10 p/a make this an attractive economical purchase with a lease term of 125 years from 1989.

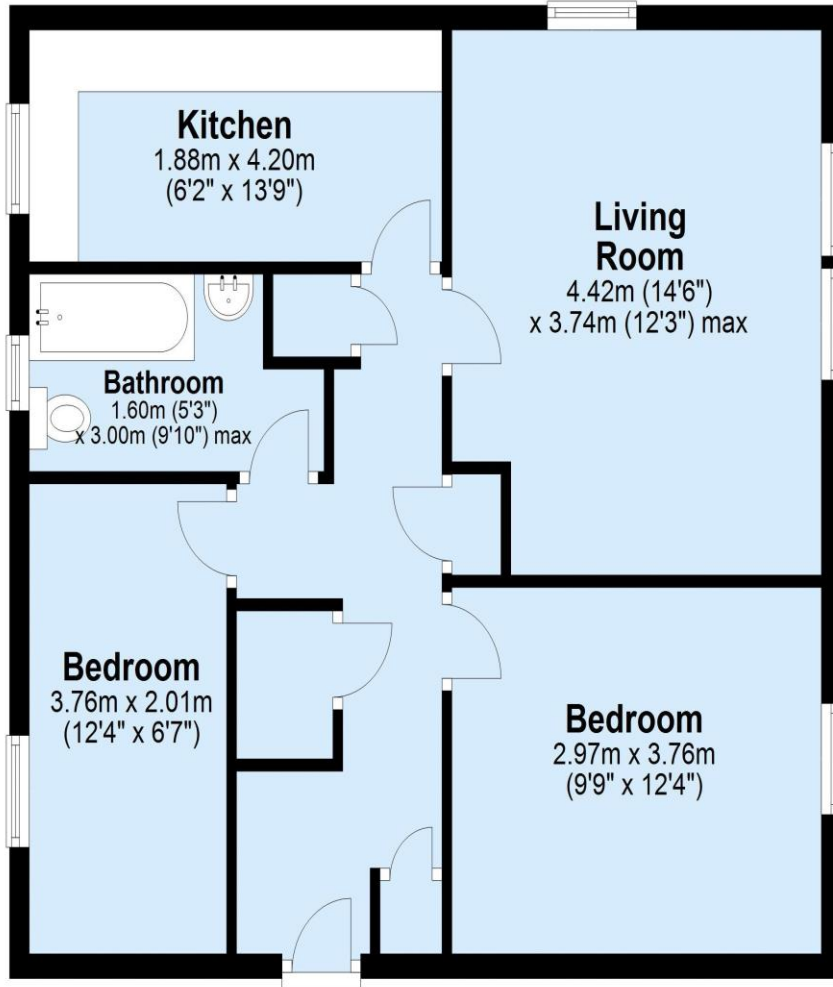






# First Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

### Tenure

Leasehold Lease term of 125 years from 1989 Service charge of circa £550 p/a and ground rent of £10 p/a

### Council Tax Band

A

### Possession

Vacant possession on completion

### 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.

### Viewings

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

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

