



Apartment 29 Whitehall Waterfront, 2 Riverside Way

£170,000

Leeds, LS1 4EG

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- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- BALCONY
- RIVER VIEWS
- CONCIERGE
- SHORT WALK TO TRAIN STATION
- GREAT BUY TO LET PROPERTY
- POPULAR DEVELOPMENT
- NO CHAIN
- EPC C

Property Summary

*****SOLD STC WITHIN 2 WEEKS OF MARKETING - CALL US TO SELL YOUR APARTMENT!***** HOP are pleased to be able to bring to market this high specification two bedroomed apartment, enjoying river views within the popular Whitehall Waterfront development. This property will attract both investors and first time buyers, or buyers looking to relocate to the city for work. With spacious accommodation measuring approximately 624 square foot, comprising two large double bedrooms with built in wardrobes, both enjoying ensuite shower rooms, entrance hall, and open plan living area with large balcony looking out towards the river. HOP's estimated rental (based on others we rent within this development) would be £900pcm thus presenting a projected 6.4% gross rental yield (based on asking price). EPC C

LIVING AREA The open plan living area has a fitted kitchen to one end with contemporary units, and space to accommodate a dining table and sofas. This leads out to the balcony, offering far reaching city views over the river.

BEDROOM ONE A large double bedroom benefitting from an attractive outlook over the river via the large window, built in wardrobe storage, and an open plan style ensuite shower room.

BEDROOM TWO A further good sized double bedroom, having a jack and jill style ensuite shower room which adjoins the main entrance hall thus serving as the 'house' bathroom also.

LOCATION The immediate location has undergone a complete transformation in recent years, with the addition of the Tower Square development opposite offering an array of bars and restaurants. It is a very popular location with people living in the city centre due being only a short walk from all of the amenities Leeds city centre offers. It is also within a short walking distance to the train station and the city's main hotspots including the Trinity shopping centre and Victoria Gate.

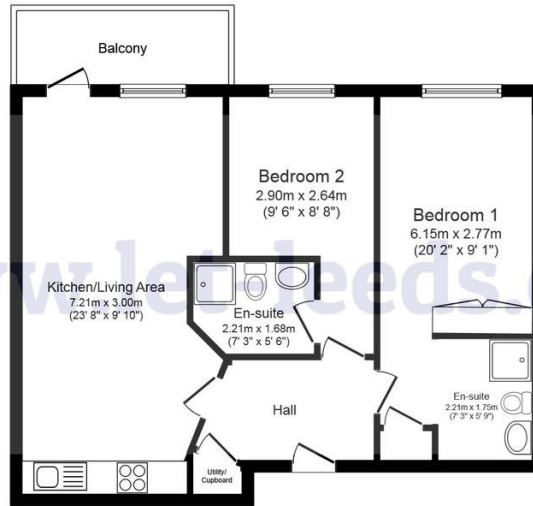
AGENT NOTES The following charges apply:

- Ground rent - £360 p.a.
- Service charge - £1,396 p.a.
- Lease term is 999 years from 1st Jan 2001

As far as we are aware the building doesn't yet have an EWS1 form but we have been advised that the cladding investigations are underway and the management company are optimistic the final report will be received in the near future. Any buyer purchasing the property using a mortgage would be advised to make their own enquiries into the timescales associated, to check they fit with their anticipated move dates.



Ready to move?
We'll be with you
every step of the way.

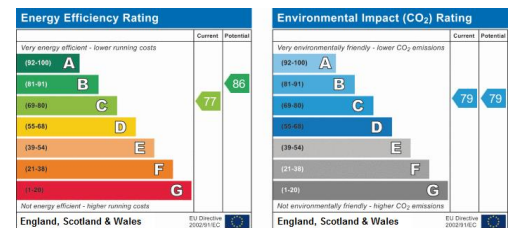


Floor Plan

Floor area 64.0 sq. m. (689 sq. ft.) approx

Total floor area 64.0 sq. m. (689 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements