



Millwright Street

City Centre, Leeds, West Yorkshire, LS2 7QQ

£95,000



## Property Summary

We are delighted to offer for sale this modern, one-bedroom apartment located in the City Centre, currently rented out at £595pcm. Producing a very attractive 7.5% gross annual yield, this is a great property for a first-time investor or someone looking to add to their current portfolio, or a first-time buyer. The apartment benefits from plenty of natural light with accommodation comprising; spacious living area with its own balcony, modern bathroom, double bedroom, cupboard housing the water tank, and hallway. The apartment is located on the first floor and accessed via a secure gated entrance. Located in a popular area with plenty of useful amenities close by, and easy access to the city Centre. EPC RATING C

**KITCHEN/LIVING AREA:** A well-proportioned living area, neutrally decorated and flooded with natural light courtesy of the glazed sliding door and large double windows to another elevation. The accommodation on offer includes an open plan kitchen/living area. The living area leads out onto a private balcony and includes a sofa and dining table. The kitchen is fully fitted with a washing machine, electric hob, oven and a fridge freezer.

**BEDROOM:** A good sized double bedroom, neutrally decorated with carpeted flooring. The room comprises of a double bed, mattress, a wardrobe and chest of drawers for storage.

**BATHROOM:** A modern bathroom with a WC, mains shower over the bath and a pedestal hand wash basin, finished with neutral cream tiling and with a heated chrome towel rail.

**BALCONY** Accessed from the living area is a private balcony that looks out over the front of the property and the secure access gate.

**FURTHER INFORMATION** This property is currently let and managed by Let Leeds at a rental of £600pcm until September 2020.

The Vendor has advised us of the following charges:

Ground rent - £199 per annum

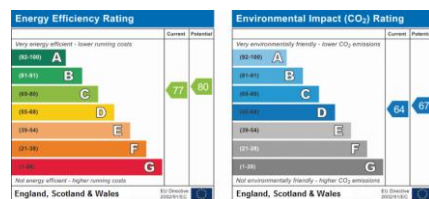
Service charge - £999 per annum

Lease term - 125 years from 1 September 2006

- GREAT BUY TO LET INVESTMENT
- IDEAL FOR FIRST TIME BUYERS
- ACHIEVING £595pcm
- 7.5% GROSS ANNUAL YIELD
- PRIVATE BALCONY
- CITY CENTRE
- CLOSE TO ST JAMES HOSPITAL
- NO UPPER CHAIN
- TENANTED UNTIL MARCH 2021
- EPC Rating C



Floor Plan



may not be representative of the property. Plan not to scale.

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St Andrews Court  
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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