

# Ascend

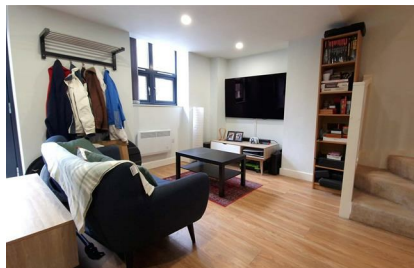
Built on higher standards



## Victoria Riverside Atkinson Street Leeds LS10 1EJ

- Guide Price £215,000 • 2 Bedroomed Duplex  
to £225,000 Apartment
- Parking Bay Included • Leasehold  
(£30pa for permit)
- Close to M1, M62 • Separate entrance  
and M621 directly to courtyard

## Offers In The Region Of £225,000



Welcome to Victoria Riverside, a high-spec mill conversion that is now home to 347 stylish apartments. For sale is this gorgeous 2 bed apartment over two floors. Whether it's for yourself or an investment, you can benefit from no upward chain, so you'll get things moving quick!

Part of the South Bank regeneration scheme that will double the size of Leeds City Centre, Victoria Riverside is in the heart of 'the city's hottest neighbourhood' to be. Full of industrial heritage, the large investments will transform the landscape and see it become the most stylish corner of the city.

When it comes to this 2-bed duplex apartment, you've found a rarity. 90% of phase 1 were sold as quick as the developer could build them, so buying this spacious apartment ensures a sound investment and enables you to become an exclusive owner/landlord. Also, you'll benefit from the furniture that is included, making life easier when moving in, or making it tenant-ready from the get go!

Large rounded windows run through the property, showcasing the building's historic function, whilst also creating bright, airy spaces for living. The kitchen features appliances including a dishwasher and fridge/freezer, and there's plenty of storage. The open plan living area boasts tonnes of daylight from the large windows and a useful downstairs WC. As do the bedrooms, one of which is a large double room and the other is currently in use as an office/workspace. There's also a well sized family bathroom just by the hallway.

You can enjoy a short stroll to the city centre in 15 minutes, thanks to the new £1.5m footbridge constructed on the river. Not only that, you're well located for all public transport links and the M621 motorway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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