

# Ascend

Built on higher standards



## Victoria Riverside Atkinson Street Leeds LS10 1EJ

- Stunning Duplex Apartment
- Spacious & Inviting Accommodation Arranged Over Two Floors
- Modern Fitted Kitchen & Bathrooms
- Private Entrance & Parking Bay Included (£30pa for permit)
- Easy Reach Of Leeds City Centre
- Local Amenities Close By
- Two Bedrooms - One Double, One Single
- In Person Viewing Essential - Video Viewing Also Available!
- Highly Sought After Development On The Outskirts Of The City!

## Price £200,000





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. Sold with a fixed term tenancy in place, this property is the ideal investment!! With no upward chain, you'll be able to 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.

Tenure: LEASEHOLD  
Ground Rent: £275 pa (Increase Every 10 Years - RPI Linked)  
Service Charge: £1,500 pa  
Lease: 125 Years From 2017



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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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