



Victoria House, Leeds, LS7 1DY

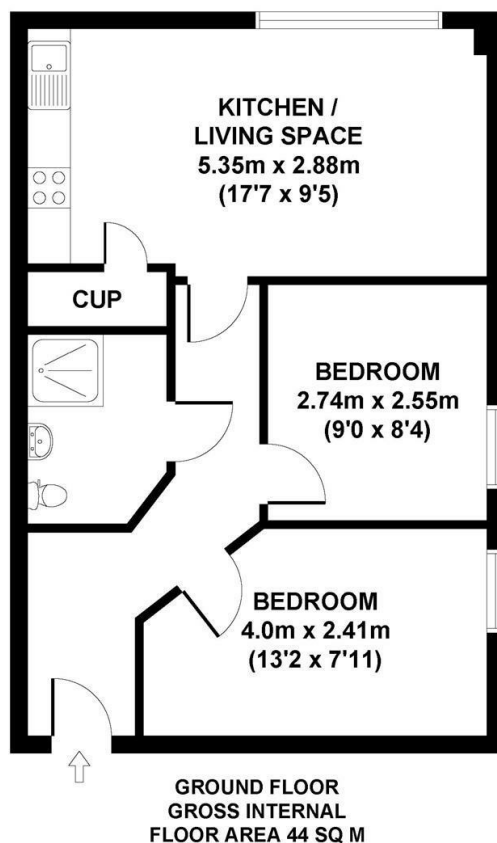
£139,950

- Northern Quarter
- Open plan Living Room
- Two Bedrooms
- Tiled shower room
- Fitted Kitchen
- Secure parking space

Well presented, two bedroom apartment WITH SECURE PARKING SPACE on the fifth floor of Victoria House . The apartment is well located as it has Aldi and Pure Gym down the road and is only a 5 minute walk from local bars and restaurants and 7 minutes from Victoria Gate. The accommodation comprises: Entrance hallway, two bedrooms, shower room and an open plan living room with Juliet balcony and incorporating fully equipped fitted Kitchen. The apartment comes with plenty of storage and has floor to ceiling windows in both the living room and the bedroom. The building is very popular with Tenants so is sure to appeal to both Investors and first time buyers. Fifth floor. Lift access.

EPC Rating B.

Council Tax Band C.



Entrance Hall

Entrance door, Intercom, fuse box, carpet flooring, Neutral decor.

Living Room

Double glazed window and sliding door to juliet balcony, Carpet flooring, Neutral decor, wall mounted electric heater.

Kitchen Area

Having a range of white gloss wall and base units with worktops over and tiled splashback, Integrated electric oven and hob with stainless steel extractor hood, integrated fridge, stainless steel sink and drainer with mixer tap. vinyl floor, Storage cupboard housing washing machine and water heater.

Bedroom One

Having double glazed window, Neutral decor, carpet flooring, wall mounted electric heater.

Bedroom Two

Having double glazed window, Neutral decor, carpet flooring, wall mounted electric heater.

Shower room

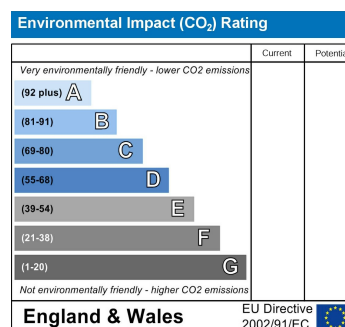
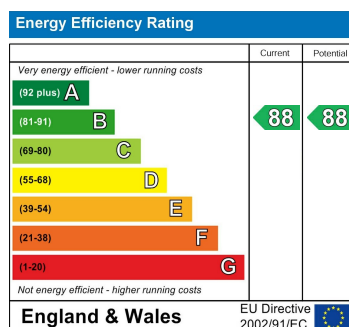
Part tiled bathroom with 3 Piece white bathroom suite comprising: Pedestal sink, low flush toilet, walk in shower cubicle with electric shower. Vinyl flooring, extractor fan, stainless steel heated towel rail.

Exterior

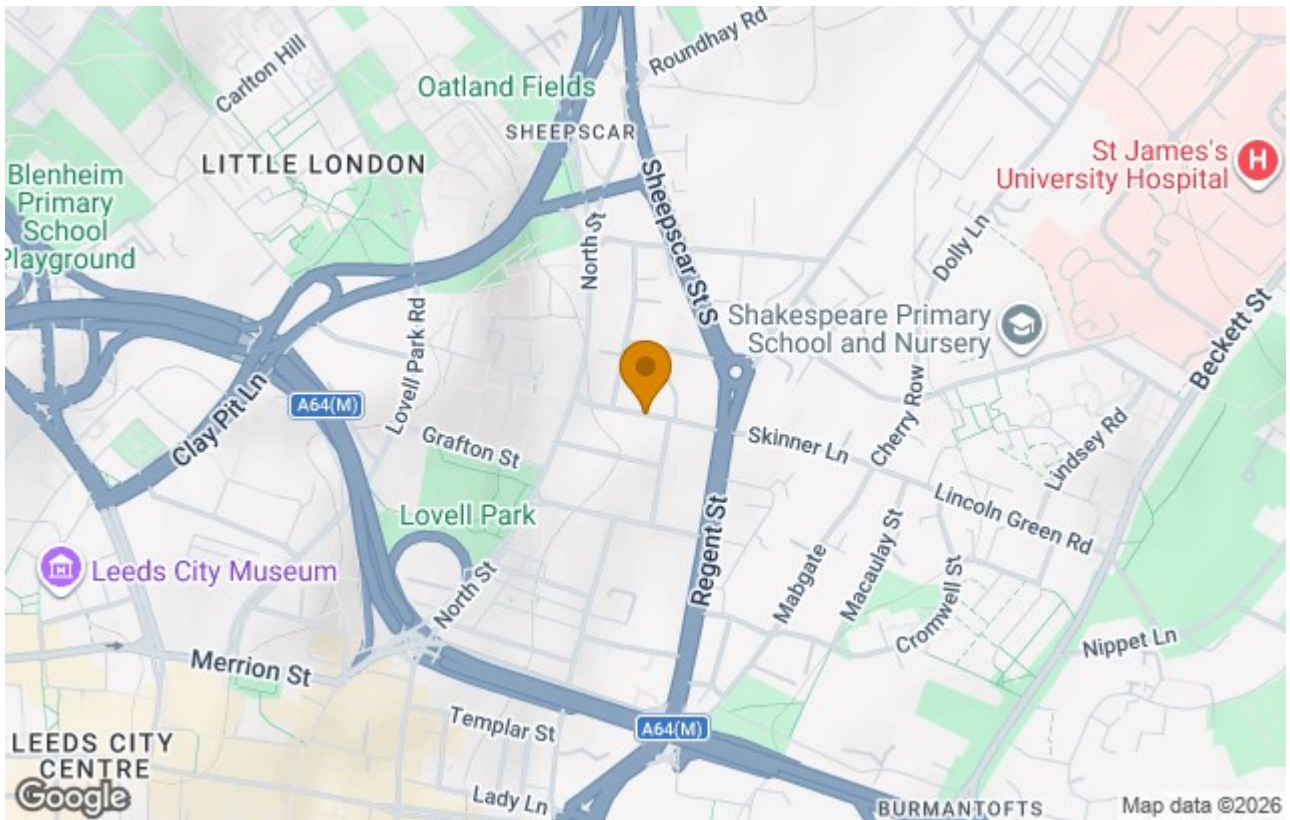
The apartment comes with a secure allocated parking space at the rear of the building.

Leasehold Information

Lease: 255 years from 2015
Annual Service Charge: £1913.60
Annual Ground Rent: £552.16



Two bedroom apartment WITH SECURE PARKING SPACE in the Northern Quarter of Leeds City Centre.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.