Stoneacre
Properties

Regent Street, Leeds, LS2 7JQ

£48,000

*** CASH BUYERS ONLY *** ONE BEDROOM APARTMENT WITH COMMUNAL ROOF GARDEN **** INVESTORS ONLY - SOLD WITH SITTING TENANT PAYING £525PCM *** Stoneacre Properties are pleased to be able to offer for sale this one bedroom apartment located on the 3rd floor of this purpose built development of flats close to Leeds City Centre and therefore within reach of all shopping and transport amenities on offer there. The apartment would make an ideal ready made rental investment. Featuring a spacious reception room with kitchenette, double bedroom, shower room and access to the communal roof garden.

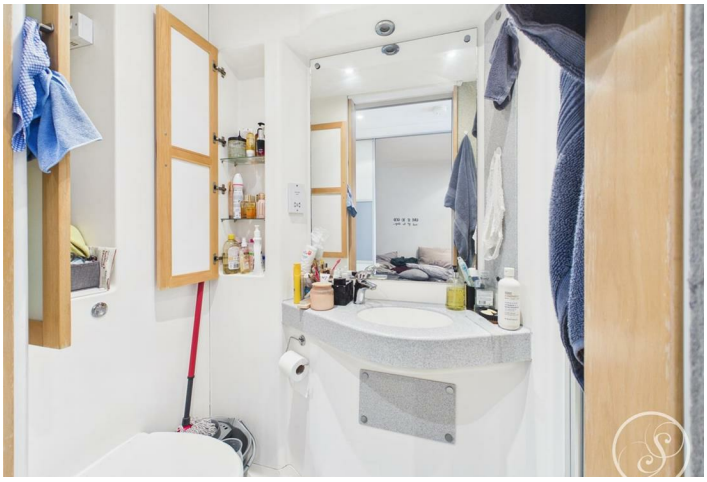
Entrance
Secure entry system with lift leading up to the third floor.

Lounge
Good sized lounge featuring large windows which flood the room with natural light, Juliet balcony and kitchenette.

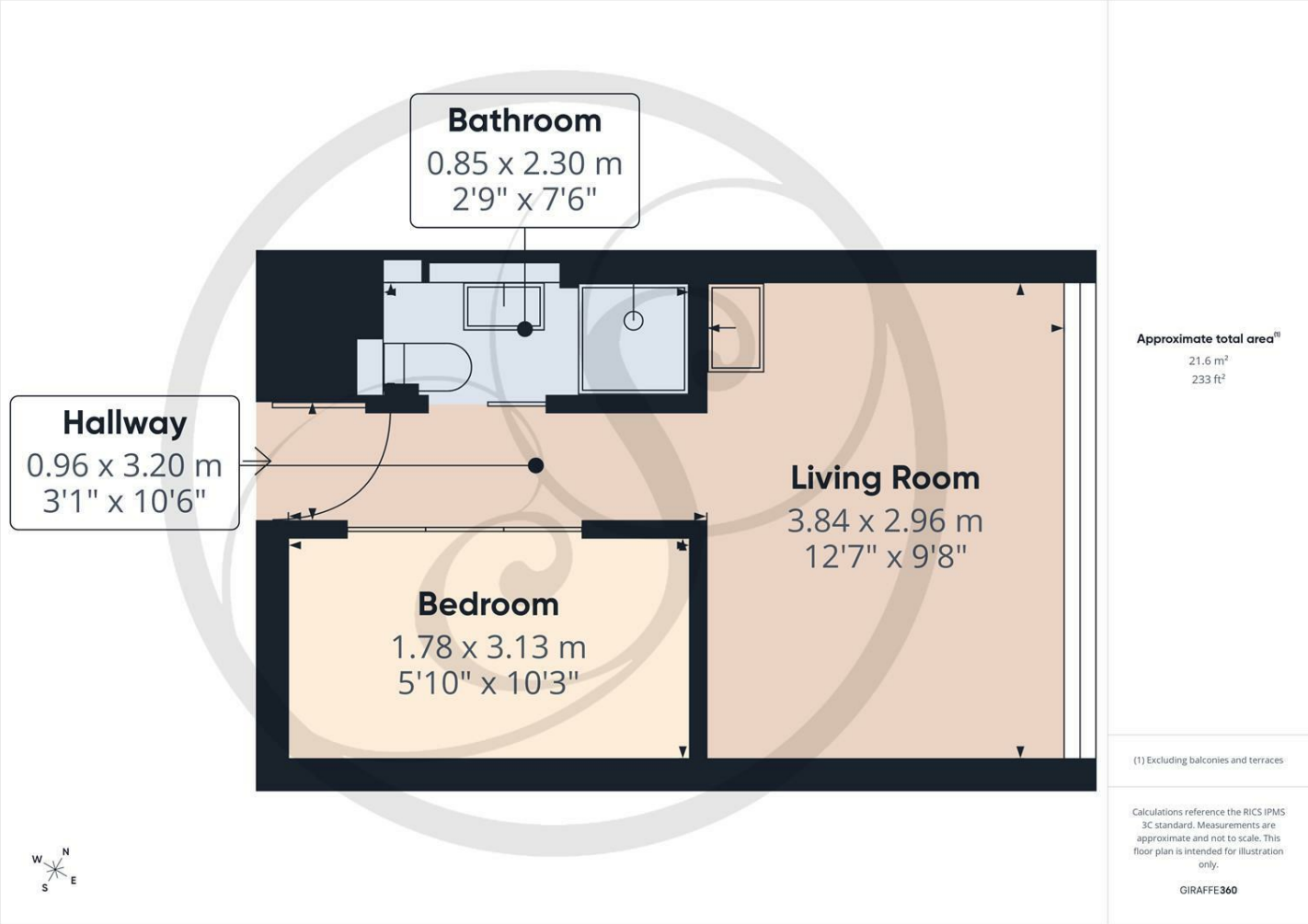
Bedroom
Wood strip laminate flooring, built in open wardrobe. Accommodates double bed.

Bathroom
Shower room comprising W.C, wash hand basin and shower cubicle.

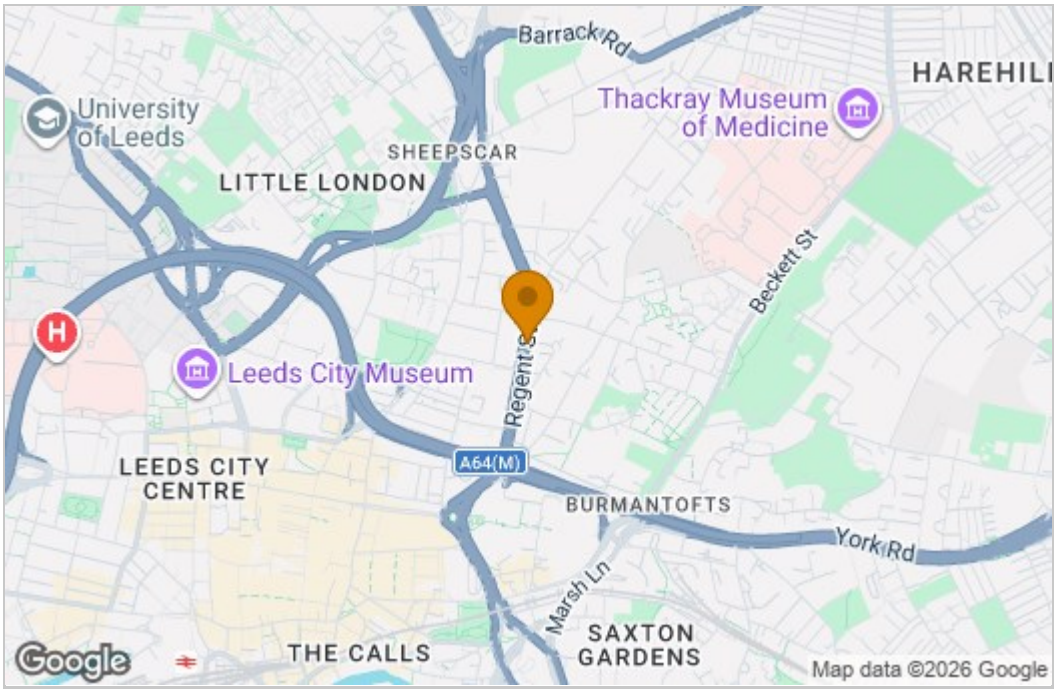
Lease
We are advised by the vendor that the property is leasehold with an original term of 125 years from 2004. The current service charge is approximately £2189 per annum and ground rent is approximately £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



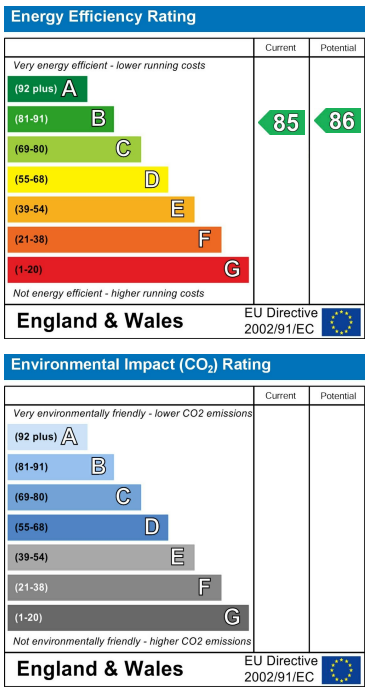
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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