



**Lovell House, Leeds, LS7 1AR**  
**£120,000**

- TWO BEDROOMS
- TWO BATHROOMS
- ENSUITE SHOWER ROOM
- FITTED KITCHEN
- HOUSE BATHROOM
- EWS1 COMPLIANT

**PUBLIC NOTICE**

45 Lovell House, Leeds LS7 1AR

We are acting in the sale of the above property and have received an offer of £120,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place  
EPC Rating: C.

Offered for sale is this spacious two bedroom, two bathroom apartment balcony at Lovell House. The accommodation briefly comprises: Entrance Hall with Storage cupboard, Open plan Living Room with access to walk on balcony, Kitchen area with integrated appliances, 2 Double Bedrooms, the principal Bedroom gives access to an ensuite shower room, further House Bathroom with White suite and shower. The property also benefits from use of the Courtyard and communal gardens.

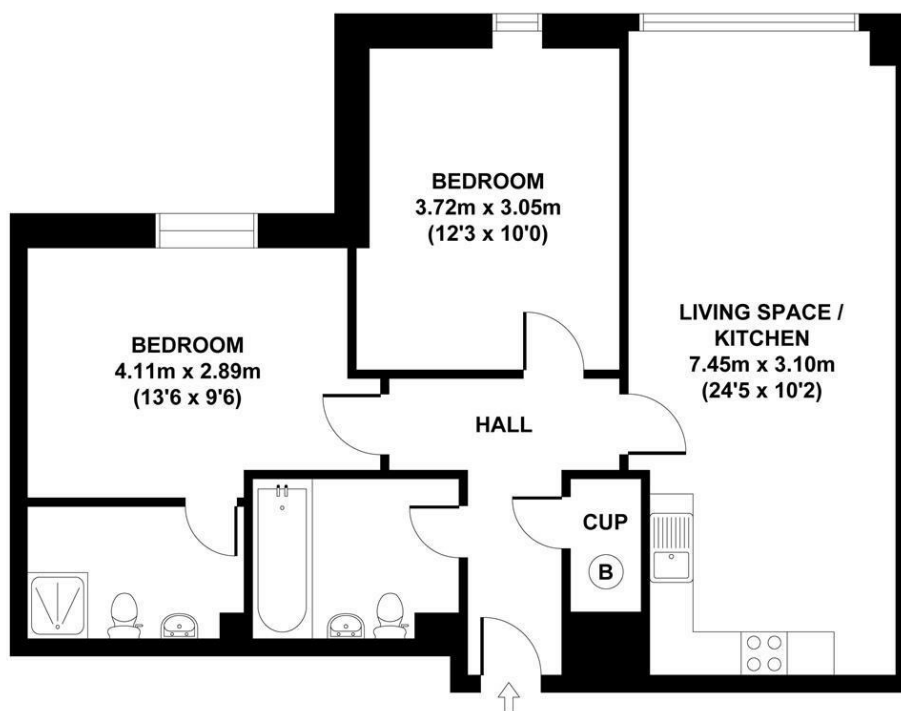
Lovell House is located ten minutes walk from Victoria Gate shopping centre and Leeds Arena.

The apartment is offered with vacant possession. No appliances have been tested.

EWS1 compliant.

Council Tax Band C.

EPC Rating C.



**GROSS INTERNAL  
FLOOR AREA 62 SQ M**

**45 LOVELL HOUSE, LEEDS, LS7 1AR**

**APPROX. GROSS INTERNAL FLOOR AREA 62 SQ M / 667 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

# Lovell House, Leeds, LS7 1AR

## Entrance Hall

Laminate flooring, Intercom, Electric wall heater, Storage cupboard housing hot water cylinder and plumbing for washing machine

## Living Room

Laminate flooring, Electric wall heater, double glazed window and door giving access to balcony.

## Kitchen Area

Range of gloss wall and base units, integrated electric oven, hob and extractor fan (not tested)

## Bedroom One

Laminate flooring, Electric wall heater, Double glazed windows.

## Ensuite Bathroom

Part tiled, Toilet, Sink, Shower cubicle, Heated towel rail.

## Bedroom Two

Laminate flooring, Electric wall heater, Double glazed windows.

## House Bathroom

Part tiled, Three piece white Bathroom suite, Mains shower. Heated towel rail.

## Leasehold Information

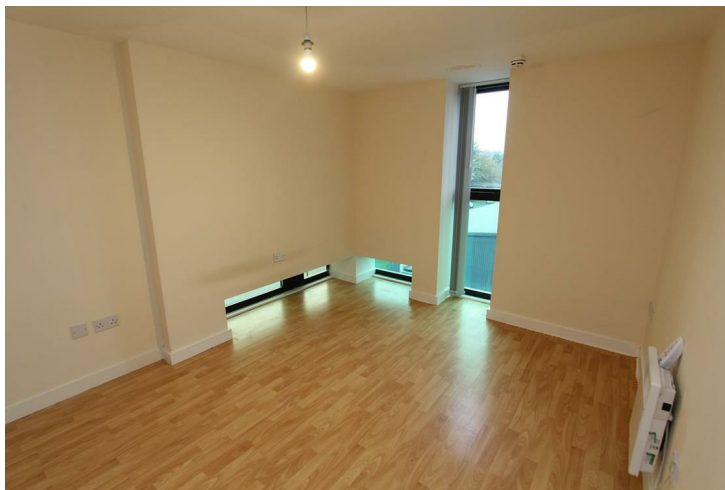
Lease remaining: 129 Years

Annual Ground rent £200

Annual Service Charge: £1016.88

**Two Bedroom, Two Bathroom apartment with balcony at Lovell House, offered with vacant possession.**





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.