



Neptune Street, Leeds, LS9 8DS

£130,000



- One-bedroom studio apartment in the Quay One Development
- Open-plan living and kitchen area for a spacious feel
- Located in a desirable residential area on the east side of Leeds
- Early viewing highly recommended
- Modern property built after 2000 with contemporary design
- Cleverly divided bedroom space offering added privacy
- Just moments from the scenic Leeds Dock waterfront
- Council Tax Band C

Located in the Quay One Development, this one-bedroom studio apartment offers a delightful blend of modern living and convenience. The property features an open plan living and kitchen area, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The cleverly designed layout includes a divided bedroom area, ensuring privacy while maintaining the open feel of the space.

The separate bathroom is well-appointed, providing all the necessary amenities for comfortable living. This apartment is situated in a desirable residential quarter on the east side of Leeds, just a stone's throw away from the picturesque Leeds Dock. This prime location offers easy access to a variety of local shops, restaurants, and leisure facilities, making it an ideal choice for those seeking a vibrant urban lifestyle.

Constructed after the year 2000, the property benefits from contemporary design and modern fixtures, ensuring a comfortable and stylish living experience.





Total floor area 35.3 sq.m. (380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



EPC

Energy rating B

This property produces 1.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 107

Leasehold Annual Service Charge Amount £1,436.40

Leasehold Ground Rent Amount £200

Council Tax Banding: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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