



## St George Building, Leeds, LS1 3DL

£197,500

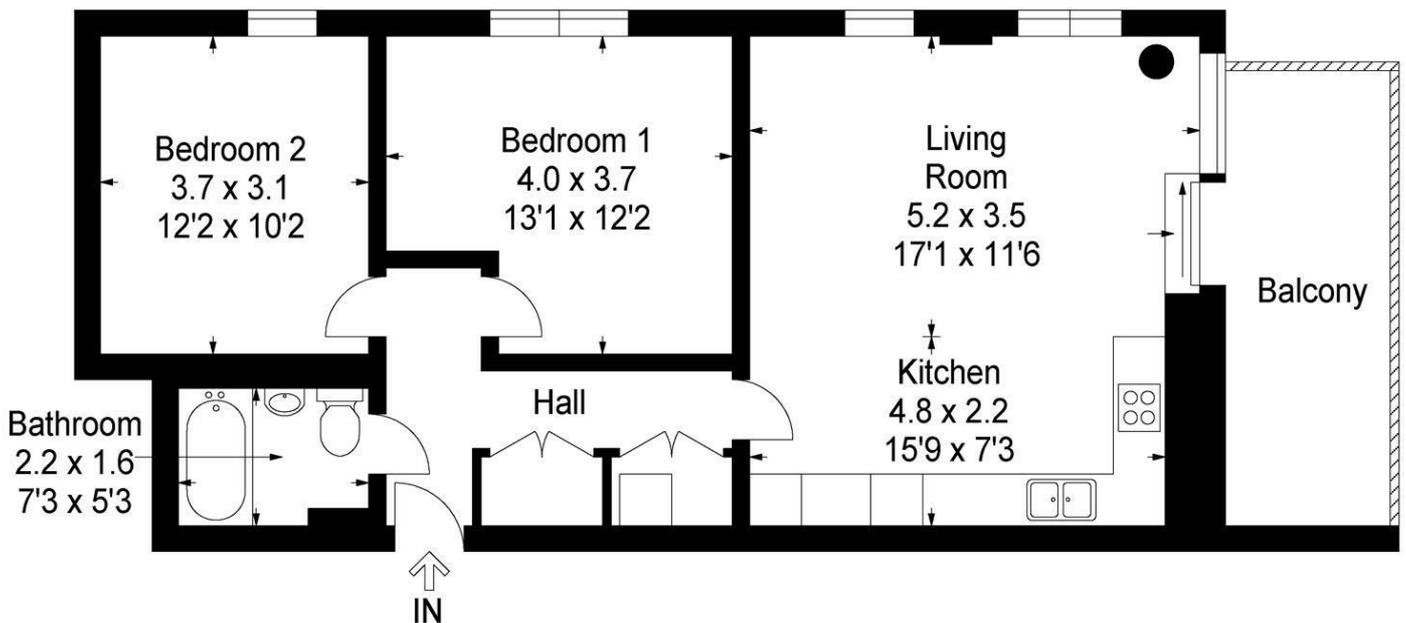
- 2 DOUBLE BEDROOMS
- HOUSE BATHROOM WITH SHOWER
- FITTED KITCHEN
- DISHWASHER
- OPEN PLAN LIVING ROOM
- LARGE BALCONY
- VIEWS OVER THE CITY
- EWS1 COMPLIANT

\*\*\*EWS1 COMPLIANT\*\*\* PARKLANE ARE DELIGHTED TO OFFER FOR SALE THIS STUNNING TWO BEDROOM, ONE BATHROOM APARTMENT WITH AN EXTENDED BALCONY AT THE ST GEORGE BUILDING. THIS APARTMENT WHICH IS CURRENTLY VACANT WOULD BE PERFECTLY SUITED TO INVESTORS OR HOMEMOVERS

THE ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALLWAY, OPEN PLAN LIVING ROOM WITH ACCESS TO BALCONY/TERRACE. FULLY EQUIPPED KITCHEN AREA WITH DISHWASHER, TWO DOUBLE BEDROOMS, HOUSE BATHROOM.

This is a bright and spacious two bedroom, one bathroom apartment in the highly sought after St George Building which boasts amazing views over the city. The apartment is sold fully furnished. The kitchen is fully equipped with a full size fridge-freezer and dishwasher and there is a washer-dryer in the storage cupboard located in the hallway. Two double bedrooms. House bathroom with full bath and shower combined.

The location of the property makes it perfect for both students and professionals alike with the train station and University a short walk away as well as coffee shops, restaurants and bars on your doorstep. City living at its best within a gated complex, with secure fob entry system, lift access to all floors and CCTV. EPC Rating C. COUNCIL TAX BAND D.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## Lease Information

Lease term: 130 years remaining

Annual Service Charge: £3528

Annual Ground Rent: £150

**ENTRANCE HALL** - With 2 convenient built in storage cupboards housing washer dryer. Electric wall heater.

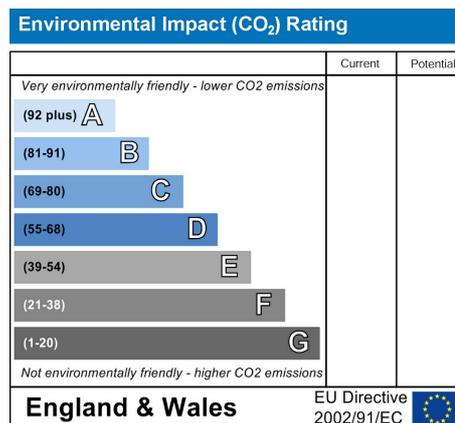
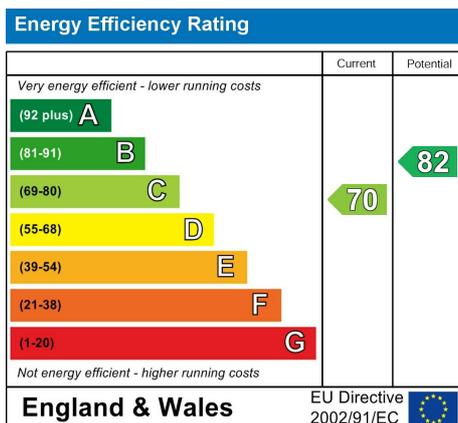
**LIVING ROOM** - open plan living room with floor to ceiling windows. Access to the walk on balcony. Electric wall heater.

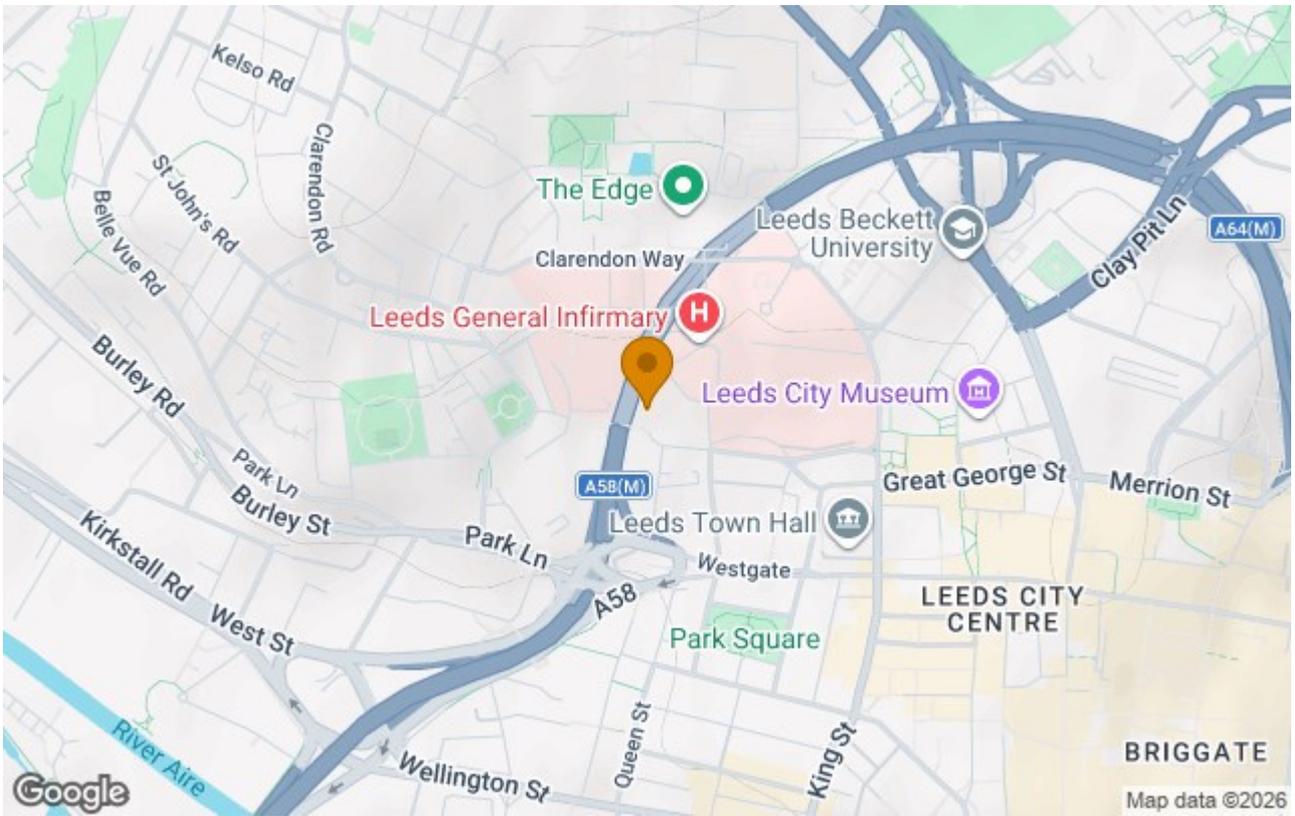
**KITCHEN AREA** - Range of fitted gloss kitchen units with integrated dishwasher, Electric oven and hob.

**BEDROOM ONE** - Primary bedroom, carpet, Electric wall heater.

**BEDROOM TWO** - Second bedroom, carpet, Electric wall heater.

**HOUSE BATHROOM** - Fully tiled with White Bathroom suite and shower over bath. Heated towel rail.





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.