



Aspect 14, Leeds, LS2 8WH

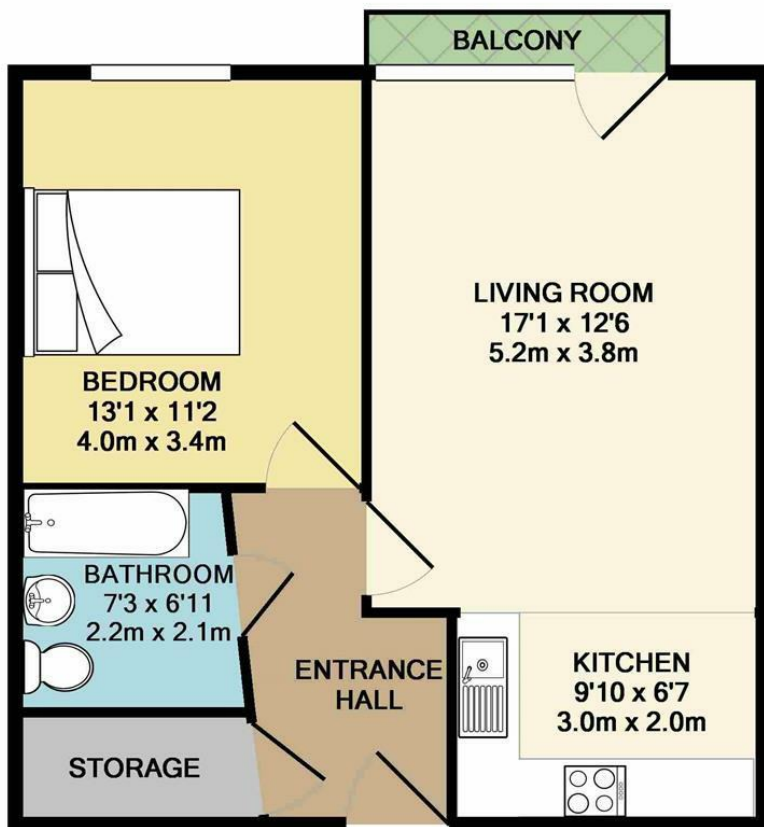
£129,950

- PERFECT INVESTMENT OPPORTUNITY
- BALCONY
- ARENA QUARTER LOCATION
- ONE BEDROOM
- SPACIOUS APARTMENT
- CLOSE TO UNIVERSITIES
- 7TH FLOOR
- ASPECT 14
- POPULAR DEVELOPMENT

ONE BEDROOM APARTMENT with BALCONY situated on the 7th floor in ASPECT 14 certain to appeal to Investors or first time buyers. The apartment is one the largest configurations and is offered fully furnished. The accommodation comprises: Entrance Hall, Open Plan Living area with fully equipped Kitchen with integrated oven and hob, Lounge area leading to walk on balcony, double bedroom and house bathroom with shower. High quality furnishings, flooring and decor throughout. Great location giving access to the Universities. No Parking.

EPC Rating C.

Council tax band B.



Total Approx. Floor Area 561 Sq.Ft. (52.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Entrance Hallway

Laminate flooring, storage cupboard housing hot water cylinder.

Living Room

Fabulous spacious living area with floor to ceiling windows and door opening onto the East facing balcony. Laminate flooring throughout, wall mounted electric heater, wood flooring.

Kitchen

Fitted wall and base units, laminate worktops, Integrated full size fridge/freezer, integrated electric oven and hob, stainless steel extractor hood, stainless steel sink and drainer, Tiled floor.

Bedroom

One sealed unit double glazed window, wall mounted electric heater, laminate flooring.

Bathroom

Bath with shower over, glass shower screen with tiles surrounding the bath. Low level flush WC and hand wash basin with shelving above, heated towel rail, extractor fan, shaver point, tiled floor.

Storage Cupboard

Housing water heating system and space for storage.

Leasehold: 977 years remaining on the lease.
Service Charge: £1107 per annum
Ground Rent: £297.85 per annum



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.