



82 Magellan House Armouries Way, Leeds, West Yorkshire, LS10 1JG

£130,000

**SW**  
RESIDENTIAL

- One Bedroom
- Newly Refurbished
- On Site Amenities
- Furnished
- Water rates included in rent
- Open Plan Living/Kitchen Area
- Popular Location
- Council Tax Band C
- Available now



## Directions

## THE PROPERTY

This is a great opportunity for an investor looking for a tenanted property ready to go.

The apartment is located on the first floor of Magellan House at Leeds Dock and is in really good order. Magellan House has just undergone the fire safety and cladding works and now has an EWS1 rating allowing for commercial lending on the properties.

This property is occupied by long term tenants and the current gross rental yield is 6.6% optimised yield c 7.1% gross.

Contact us today to book a viewing if you are looking for your next portfolio addition.

## SITUATION