



£190,000

City Island, Flat 67 Faroe Gotts Road, Leeds, West Yorkshire, LS12 1DF

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Situated on the ninth floor of this beautifully designed development on the outskirts of Leeds City centre, the property benefits from having two PRIVATE BALCONIES offering views over the city and the River Aire, DOUBLE GLAZING, ELECTRIC HEATING and OPEN PLAN CONTEMPORARY LIVING SPACE making an ideal home for a variety of buyers including LANDLORDS (possible rental income circa £1,000.00 pcm).

A COMMUNAL ENTRANCE HALLWAY has stairs & lifts to the upper floors and intercom access. On entering the apartment there is a PRIVATE HALLWAY with a storage cupboard, an OPEN PLAN LIVING SPACE with a well-appointed and contemporary FITTED KITCHEN / LIVING ROOM & DINING AREA, ideal for entertaining and modern lifestyles. The FITTED KITCHEN has an ample range of cabinets, work surfaces and INTEGRAL KITCHEN APPLIANCES (electric oven / grill, electric hob, extractor hood, dishwasher, automatic washing machine, fridge / freezer). The LIVING ROOM has French doors opening onto a BALCONY which has views over the city centre.

Communal Entrance:

A communal entrance with intercom access, lifts to upper floors

Entrance Hallway:

A private hallway with access to all rooms, storage cupboard

OPEN PLAN LIVING ROOM:

An open plan contemporary living space

Living Room / Dining Area:

Double glazed window (views over Leeds City Centre), French doors opening onto a balcony, ample space for a range of living room and dining room furniture

Fitted Kitchen:

Double glazed windows, a modern range of fitted wall drawer & base units, work surfaces, stainless steel sink & drainer, built-under electric oven / grill, electric hob, extractor hood, integrated kitchen appliances (fridge / freezer, dishwasher, automatic washing machine), breakfast area

Bedroom One:

Double glazed window, double glazed French doors opening onto a balcony, ample space for a range of bedroom furniture

En-suite Shower Room / WC

A modern white suite comprising of a glazed shower cubicle with shower, wash basin, low flush WC

Bedroom Two:

Double glazed window, ample space for a range of bedroom furniture

Bathroom / WC:

A modern white suite comprising of a panelled bath with a glazed side screen and a shower above, wash basin, low flush WC

Communal Gardens:

The apartment block is surrounded by communal maintained gardens

TO THE OUTSIDE:

Tax Band / EPC Link:

Council Tax Band: E / EPC Rating: C

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0790-9241-0522-7009-0903>

Leasehold Information:

We understand that the Lease was set for 999 years commencing on 01/01/2003, the Ground Rent is £200.00 per year, and the Service Charge is £546.72 per year. Full details of the lease and associated charges should be verified with your solicitor / conveyancer prior to legal commitment to purchase

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Please use the postal code LS12 1DF in Sat. Nav.

