



## Westray, Leeds, LS12 1DJ

£169,950

- PENTHOUSE ONE BED
- EWS1 CERTIFICATE
- WALKING DISTANCE TO CITY
- ROOF TERRACE
- FURTHER BALCONY OFF BEDROOM
- EASY ACCESS TO M621/M1
- UNDERGROUND PARKING SPACE
- OPEN PLAN LIVING
- TWO BALCONIES

**\*\*\*\* FABULOUS ONE BEDROOM PENTHOUSE APARTMENT WITH PARKING SPACE AND ROOF  
TERACE PLUS A FURTHER BALCONY OFF THE BEDROOM \*\*\*\***

Rare opportunity to purchase a top floor apartment with amazing roof terrace. Open to both cash and mortgage buyers as there is an EWS1 certificate for the development. The apartment comprises: Open plan kitchen/living room with plenty of space for dining, floor to ceiling corner windows and further patio doors leading to a balcony and roof terrace. The terrace is off the living room and benefits from decking and patio heater - perfect for entertaining guests! The double bedroom is of an excellent size and is carpeted with access to a separate balcony. House bathroom comprises of three piece suite in white with bath and overhead shower. Waterfront location at City Island within a short walk to the train station and main shopping district. Easy access to M1/M62, just off the inner ring road. All furniture included.

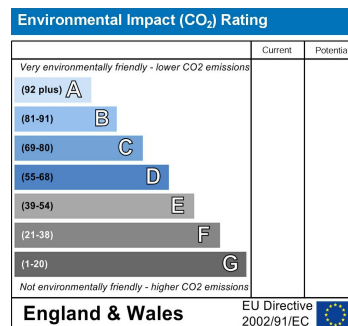
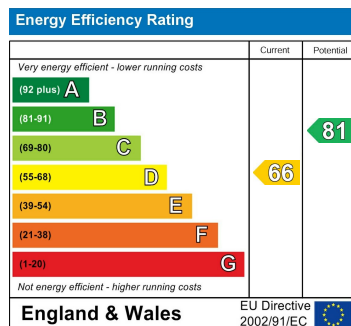
EPC Rating D.  
Council Tax Band C.

## Leasehold Information

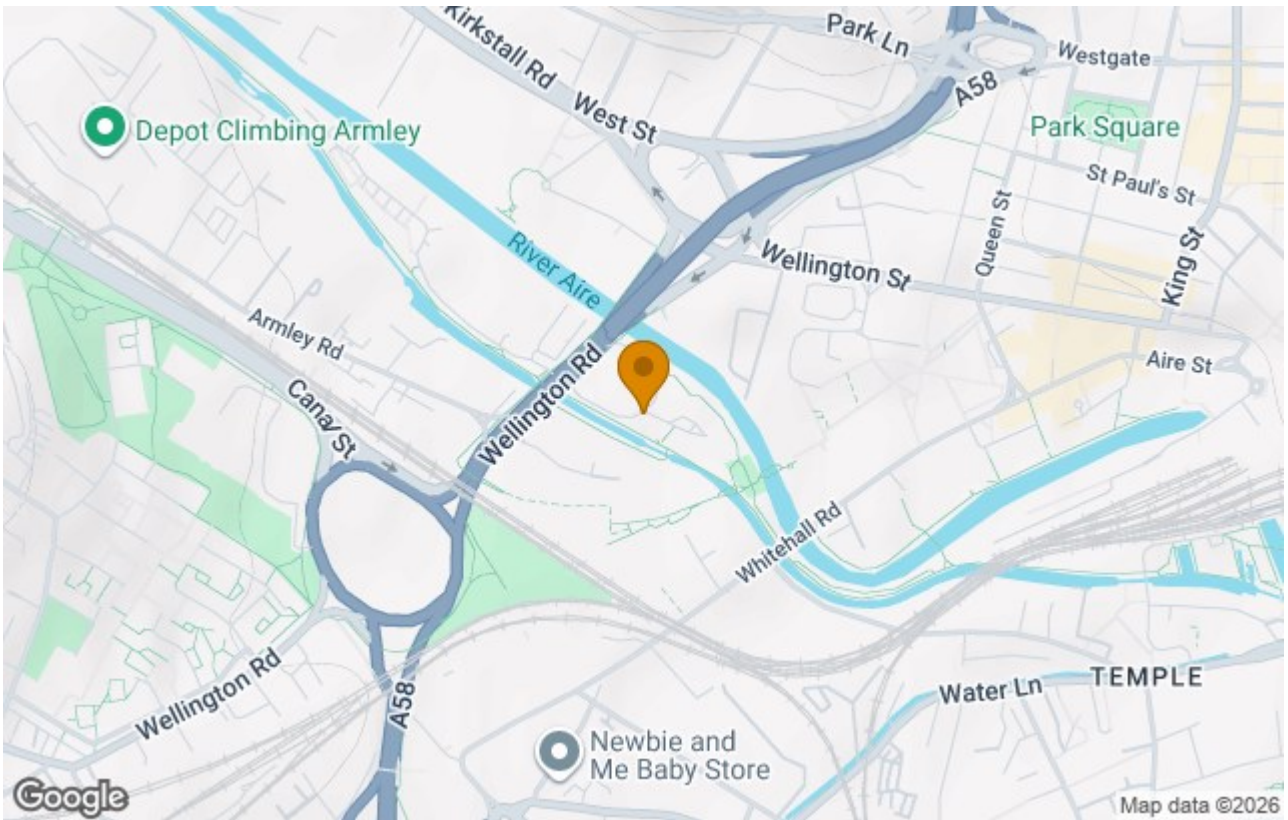
Leasehold: 979 years remaining of 999 year lease.

Annual Service Charge £1,592.56

Annual Ground rent £200.00



**Fabulous one bedroom penthouse apartment with terrace and secure parking.**



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.