parklane

City Office
12 Swinegate
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LS1 4AG

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Fax: 0113 285 8009
LS1@parklaneproperties.com
www.parklaneproperties.com

Wellington Street, Leeds, LS1 4JL

£77,500

- STUDIO APARTMENT
- 5 MINUTES WALK TO TRAIN STATION
- FITTED KITCHEN
- SUPERMARKET & RESTAURANTS ON SITE
- TILED SHOWER ROOM
- 24 HOUR CONCIERGE

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HIGH QUALITY STUDIO APARTMENT FOR SALE IN WEST POINT. IDEAL INVESTMENT OPPORTUNITY. PRIME LOCATION FIVE MINUTES WALK FROM LEEDS TRAIN STATION.

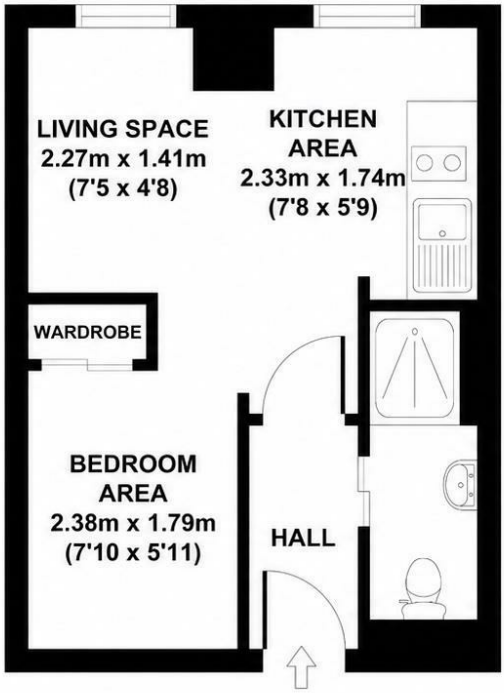
Open plan Living area. Bedroom area with fold down double bed and built-in wardrobe. Limestone tiled shower room. Fitted gloss Kitchen with integrated washing machine, hob and microwave. Recessed lighting. Triple glazing. Video entry system. Secure fob entry. 24 Hour Concierge.

High rental demand achieving circa £9300 per annum or the perfect base in the heart of Leeds City Centre.

Supermarket, Bars and Restaurants on site.

EWS1 compliant.

EPC Rating B.
Council Tax Band B.



**GROSS INTERNAL
FLOOR AREA 20 SQ M**

West Point, Leeds LS1 4JL

APPROX. GROSS INTERNAL FLOOR AREA 20 SQ M / 215 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Wellington Street, Leeds, LS1 4JL

Hallway
Entrance Door, laminate flooring, Intercom, wall mounted electric heater, Spotlights.

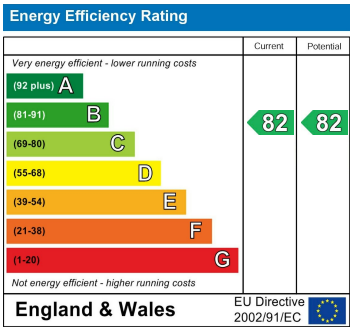
Living Area
Open plan living area with laminate flooring, 2 triple glazed windows, wall mounted electric heater, spotlights, fitted storage cupboards.

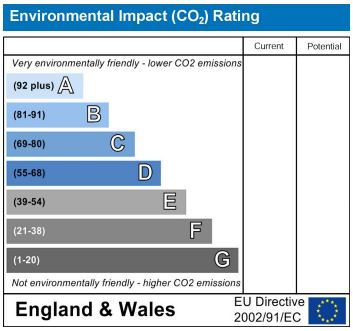
Kitchen
Having a range of wall and base units with worktops over, Integrated stainless steel sink with mixer tap, Integrated electric hob with extractor over, Integrated microwave oven, plumbing for washing machine.

Bedroom Area
Laminate floor, fold down double bed, fitted wardrobe, spotlights, fitted storage cupboards.

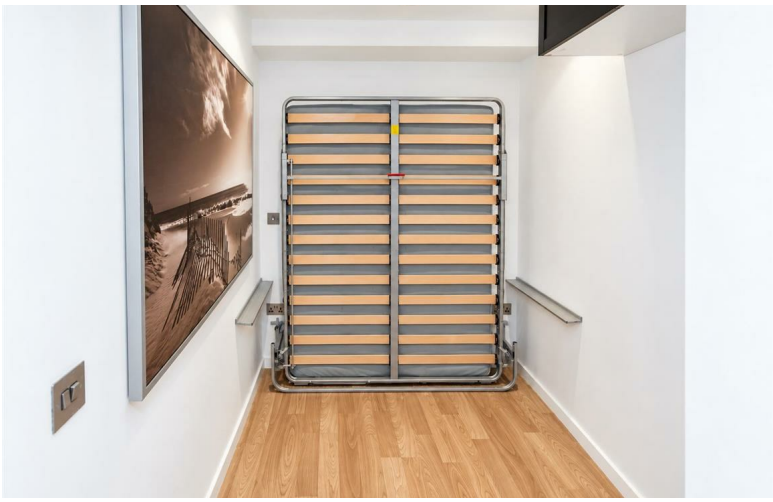
Shower Room
Fully tiled shower room: pedestal sink, toilet, walk in shower cubicle with Triton electric shower, extractor fan, heated towel rail, spotlights.

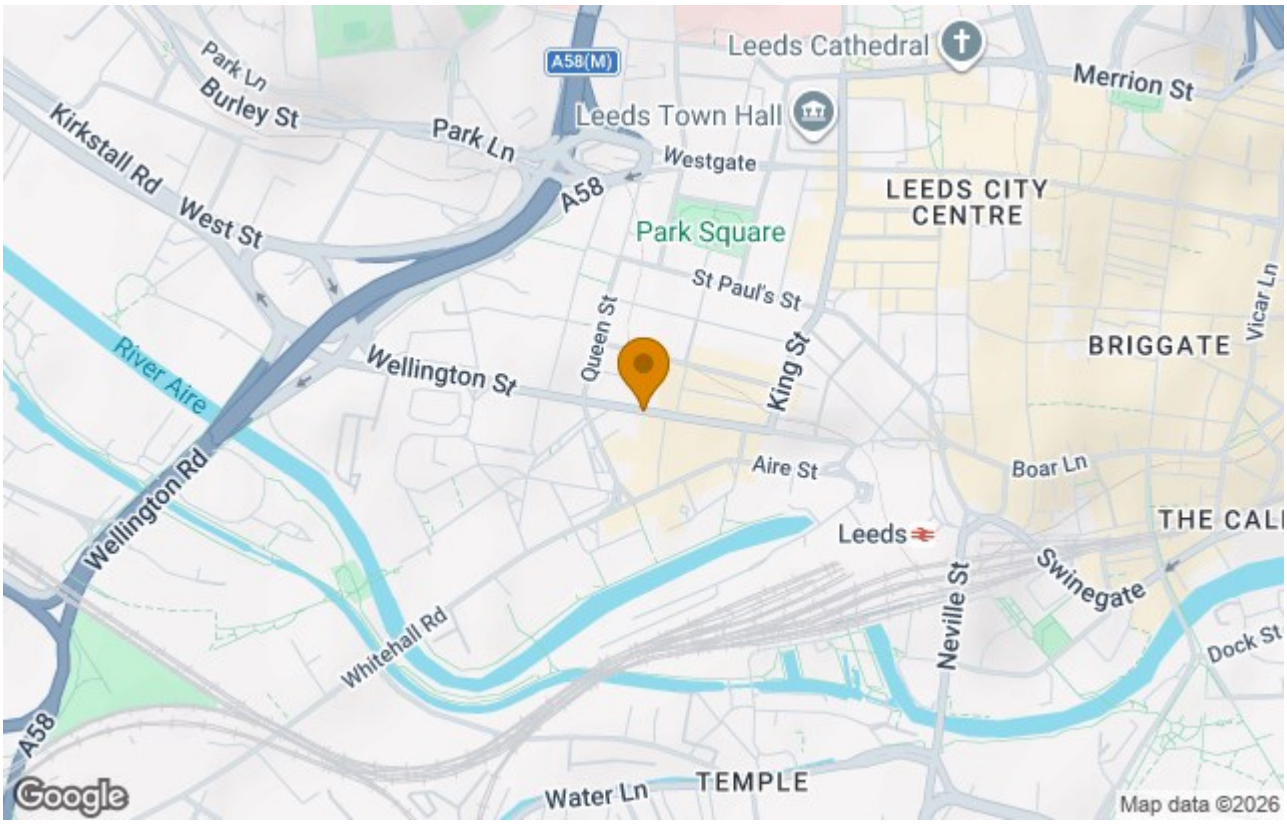
Leasehold Information
Annual Service Charge: £898.09
Annual Ground Rent: £365
Lease Term: 999 years (less 3 days) from 1st January 2005





Well presented studio apartment at West Point.





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.

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