

# KATH WELLS

ESTATE AGENTS & VALUERS



## 170 Springwell Gardens, Leeds, LS12 1FG

**Reduced To £190,000**

**NO CHAIN - A SPACIOUS ONE BEDROOM APARTMENT with a ROOF TERRACE** situated in a prime location in Leeds City Centre making an ideal purchase for an INVESTOR / LANDLORD (possible rental income circa £1,300.00 pcm). FURNITURE PACK INCLUDED.

Springwell Gardens is a standout development which has been flawlessly designed by multi-award-winning architects to deliver a level of luxury unrivalled in the city of Leeds. This property blends contemporary interiors with exceptional communal amenities, including private terraces, a landscaped roof garden, and co-working spaces—perfectly suited to modern city living.

Briefly throughout the accommodation comprises of a COMMUNAL ENTRANCE HALLWAY with lift access to the upper floors and access to the carpark, a PRIVATE ENTRANCE, an OPEN PLAN LIVING AREA with ample space for a range of living room & dining room furniture and doors opening onto a PRIVATE ROOF TERRACE, a FITTED KITCHEN with a good range of cabinets & worksurfaces and a range of INTEGRAL KITCHEN APPLIANCES (electric oven / grill, electric hob, extractor hood, dishwasher, fridge / freezer), a STOREROOM / UTILITY AREA with plumbing for an automatic washing machine, a large DOUBLE BEDROOM with a Juliette balcony, and a BATHROOM / WC with a modern white suite and a shower over the bath. With the additional benefits of a ROOF TERRACE and ALLOCATED PARKING, this apartment, just a 10-minute walk from Leeds Railway Station, is perfectly positioned for both professional tenants and couples alike. Council Tax Band: B / EPC Rating:

### Communal Entrance:



Access via a communal entrance hallway, lifts & stairway to floor 10 where the apartment is situated, access to the carpark

### Private Entrance:

A private entrance leading to an open plan living area

### Open Plan Living Area:



A good sized area with a fitted kitchen and space for living room and dining room furniture - White Goods and Dining Suite Included.

### Living Room / Dining Area:



Double glazed windows with views over Leeds City and surrounding areas, double glazed doors opening onto the roof terrace / balcony, ample space for a range of living room and dining room furniture, open plan to the kitchen area, all furniture is included in this room.

### Fitted Kitchen:



A range contemporary of fitted wall, drawer & base units, work surfaces, an inset sink with a mixer tap, built under electric oven / grill, electric hob, extractor hood, integral fridge / freezer, dishwasher,

### Double Bedroom:



A good sized double bedroom, double glazed floor to ceiling window, ample space for a range of bedroom furniture and wardrobes, the furniture in the flat is INCLUDED/sold as part of the whole apartment.

### Bathroom / WC:

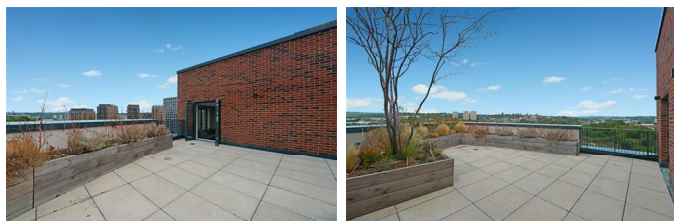


A modern white suite comprising of a bath with a shower above and a glazed side screen, wash basin, low flush WC, ladder style towel warmer, modern tiling

### Utility / Storage Room:

A large storage room housing the electric immersion boiler and a CANDY washing machine is already fitted ready for use?

## Roof Terrace / Balcony:



A large and private roof terrace garden (approx. 578 sq ft) with enviable views over Leeds City and surrounding areas, ideal for entertaining, planted planters with watering supply fitted, This is a private garden/communal space that is only accessible to residents of the building

## Off Street Parking / Allocated Parking / Private P

The property is being sold with a parking permit for space number 35. This parking space is located near to the entrance to Block B and is conveniently situated for access to the lifts.

## TO THE OUTSIDE:



Communal areas.

## Lease Information:

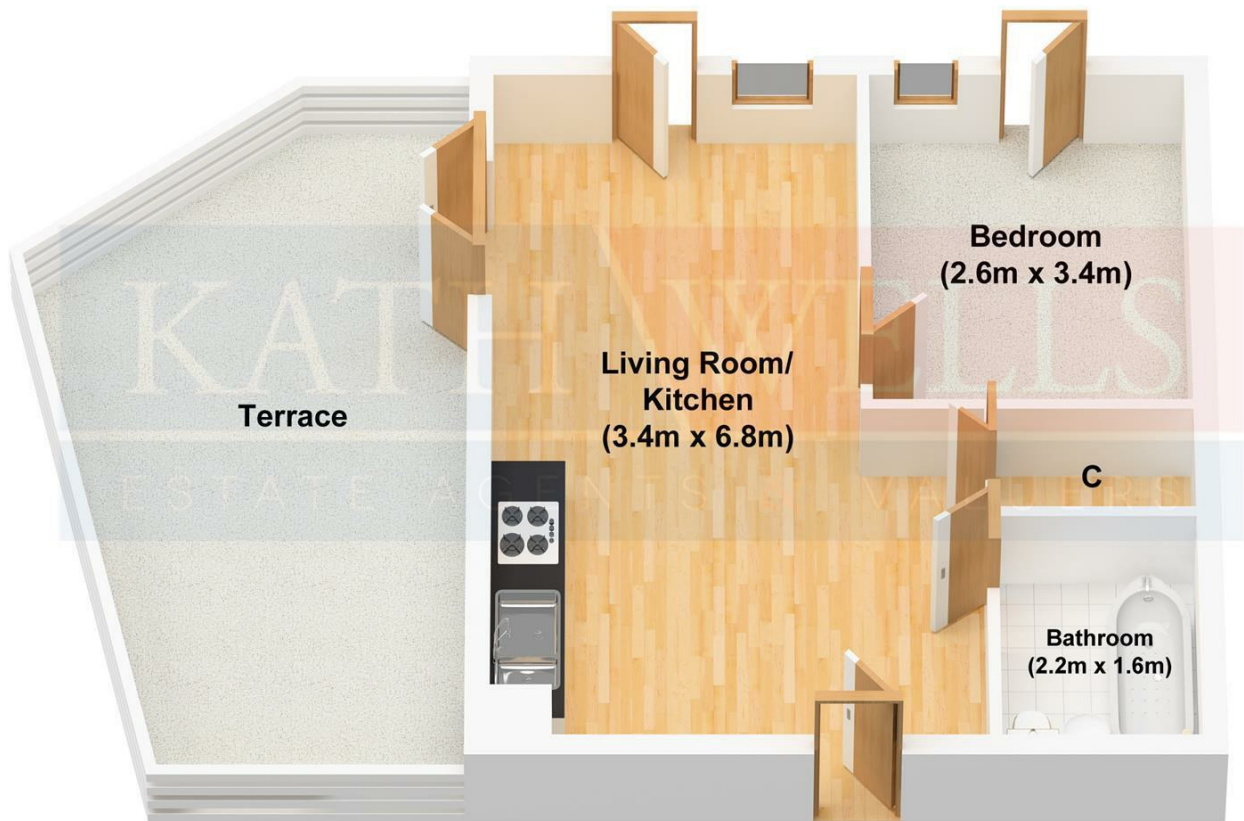
We have been provided with details of the lease associated with this property by our vendor. We have not checked or verified the details provided and you should make full investigations with your legal representative prior to commitment to purchase

**EPC Rating: tba / Council Tax Band: B**

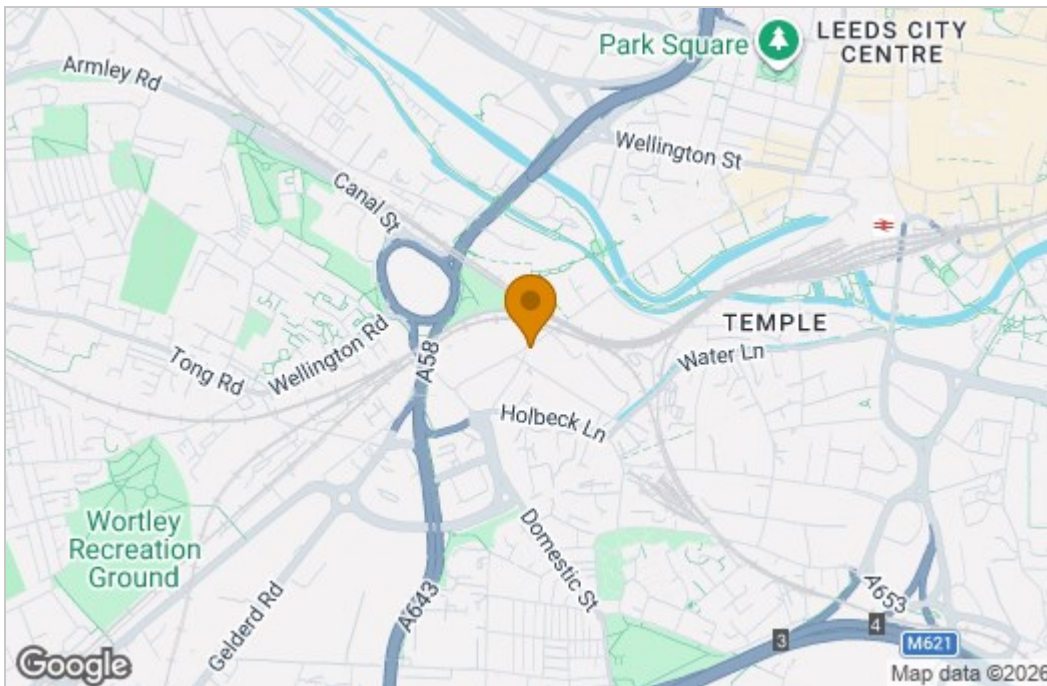
## EPC Link:

tba

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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