



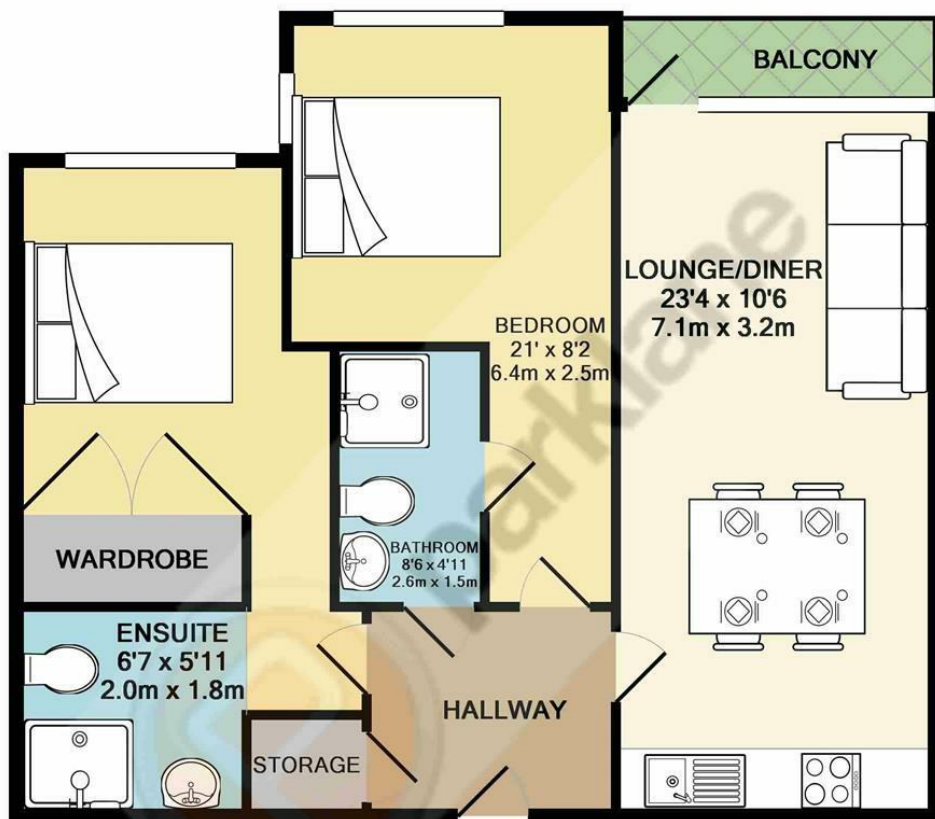
Wellington Street, Leeds, LS1 4JL

£210,000

- PARKING SPACE INCLUDED
- TOP FLOOR
- BALCONY WITH AMAZING VIEW OVER CITY
- TWO BEDROOMS
- EXCELLENT LOCATION
- 24 HR CONCIERGE SERVICE
- TWO BATHROOMS
- FANTASTIC LIVING SPACE
- ON SITE FACILITIES INC M&S FOOD HALL

*****TWO BED, TWO BATH, BALCONY LOOKING OVER PIAZZA, SECURE UNDERGROUND PARKING SPACE - TOP FLOOR - FANTASTIC INVESTMENT/FIRST TIME BUY*****

Fabulous top floor apartment with two double bedrooms and two shower rooms. Airy open plan living/kitchen/dining space with full length floor to ceiling sealed unit double glazed windows with generous sized balcony. The balcony takes in fantastic views over the city and a great view of the newly renovated piazza area to the ground. Parking is also included with the apartment in the undercroft below. West Point is in an extremely popular and central location situated in the central business district, close to all the main shopping areas of Leeds and minutes walk to the train station. Excellent transport links to M1/M62. On street level there are also various restaurants, bars and coffee shops. City Centre living at its best. EPC Rating: C



West Point - Parklane Properties
 Total Approx. Floor Area 717 Sq.Ft. (66.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Entrance Hallway

Laminate flooring, inset ceiling spot lighting, wall mounted electric panel heater, telephone intercom system, storage cupboard housing washer/dryer, heating system.

Open Plan Living/Kitchen/Diner

Fabulous space with floor to ceiling windows and door to balcony with amazing views across the city and to the plaza below. Laminate flooring throughout, inset ceiling spot lighting and side wall lighting, wall mounted electric heater panel. The kitchen comprises of high finish black gloss wall and base units with laminate work tops, stainless steel splash back, electric oven and hob over with extractor hood, integrated fridge and dishwasher.

Bedroom One

Carpeted, side wall lighting, sealed unit double glazed window, electric panel electric heater.

En-suite Shower Room

Shower enclosure, wall mounted WC and hand wash basin, tiled flooring, partially tiled walls with large inset mirror and shelf.

Bedroom Two

Two sealed unit double glazed windows offering dual aspect across the city. Carpeted, side wall lighting, wall mounted electric panel heater. Access to Jack and Jill shower room.

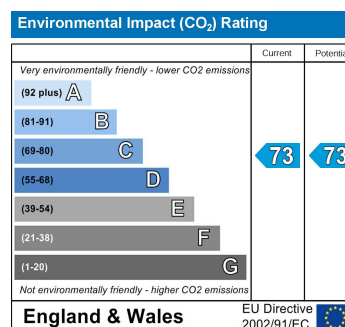
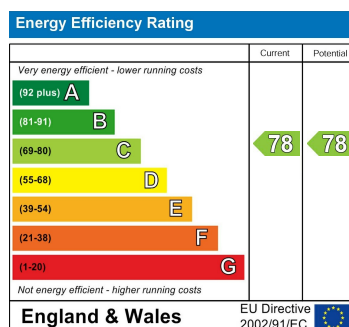
Jack and Jill Shower Room

Shower room which can be accessed from both the hallway and second bedroom. Shower enclosure, wall mounted WC and hand wash basin, tiled flooring, partially tiled walls, inset mirror with tiled shelf, wall mounted chrome towel heater, spot lighting and extractor.

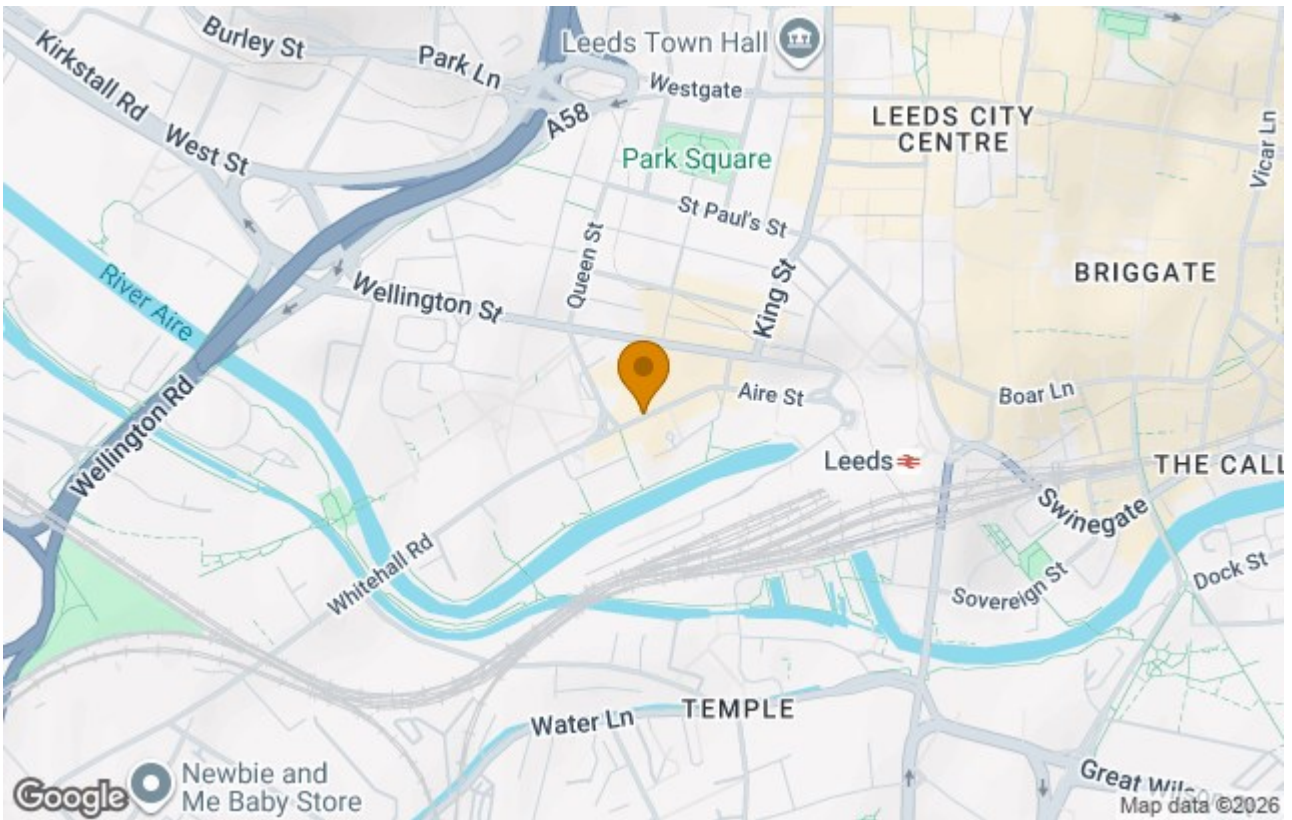
Leasehold Information

Half Yearly Service charge - £1,597.77

Ground rent £365 per annum



**Leasehold: 999 years from May 2006.
Approx 987 remaining.
Annual Ground Rent: £365**



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.