



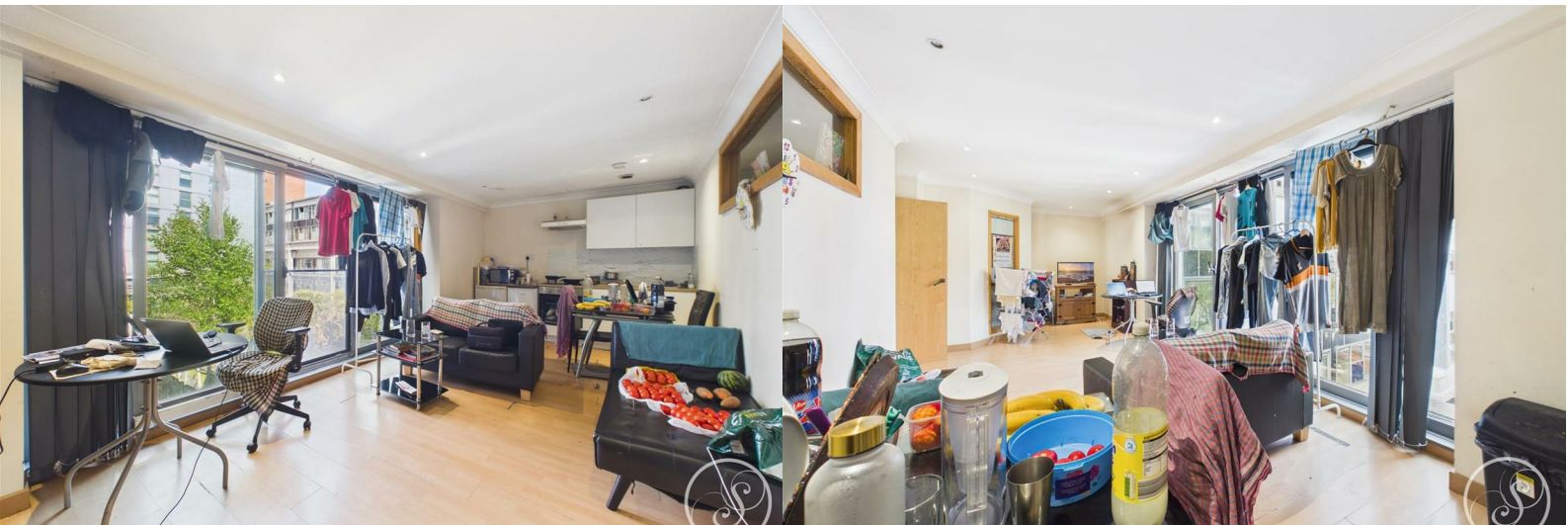
Stoneacre
Properties



Regent Street

Leeds, LS2 7JP

£90,000



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*** LEEDS CITY CENTRE FLAT *** 2-BED CITISPACE APARTMENT *** CAN BE SOLD WITH VACANT POSSESSION ALSO IDEAL FOR INVESTORS *** Stoneacre Properties are delighted to offer to the sales market a spacious two double bedroom flat at the Citispace development. The property comprises two double bedrooms, open plan kitchen/diner, separate lounge and shower room. On site launderette. Viewings on this property are highly recommended to avoid disappointment!

Entrance hallway

Secure entry system, postboxes with lift to 2nd floor apartment entrance.

kitchen room

Wood strip laminate flooring, double glazed floor to ceiling windows with sliding door and Juliette balcony. Kitchen comprising stainless steel sink, ring electric hob, and oven.

Lounge

Open plan reception room dedicated to a sitting room/ diner again with double glazed floor to ceiling windows with sliding door and Juliette balcony.

bedroom one

Wood strip laminate flooring, free standing wardrobes and ensuite.

Ensuite

Shower room comprising W.C, wash hand basin and shower cubicle.

bedroom two

Wood strip laminate flooring, free standing wardrobes and ensuite

Ensuite

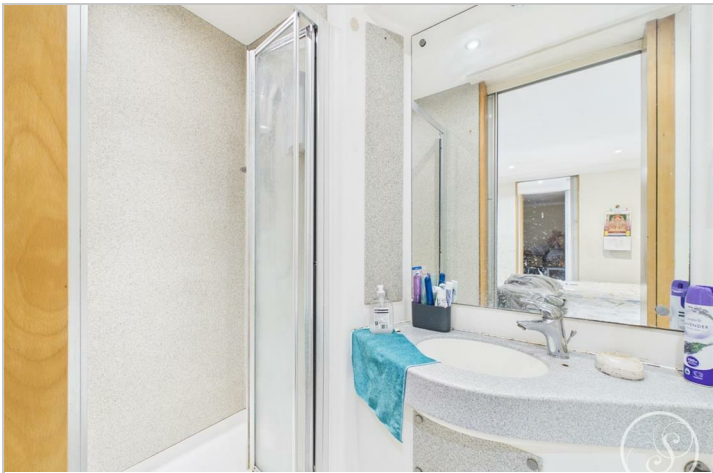
Shower room comprising W.C, wash hand basin and shower cubicle.

tenancy

Property is being sold with tenant in situ - tenants currently paying £700pcm

lease

We are advised the property is leasehold with a term of 125 years from September 2004. The current service charge is approximately £5000 per annum and the ground rent is £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



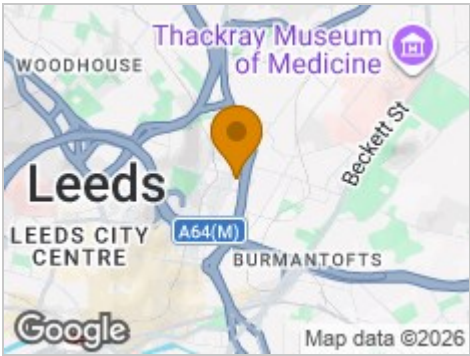
Road Map



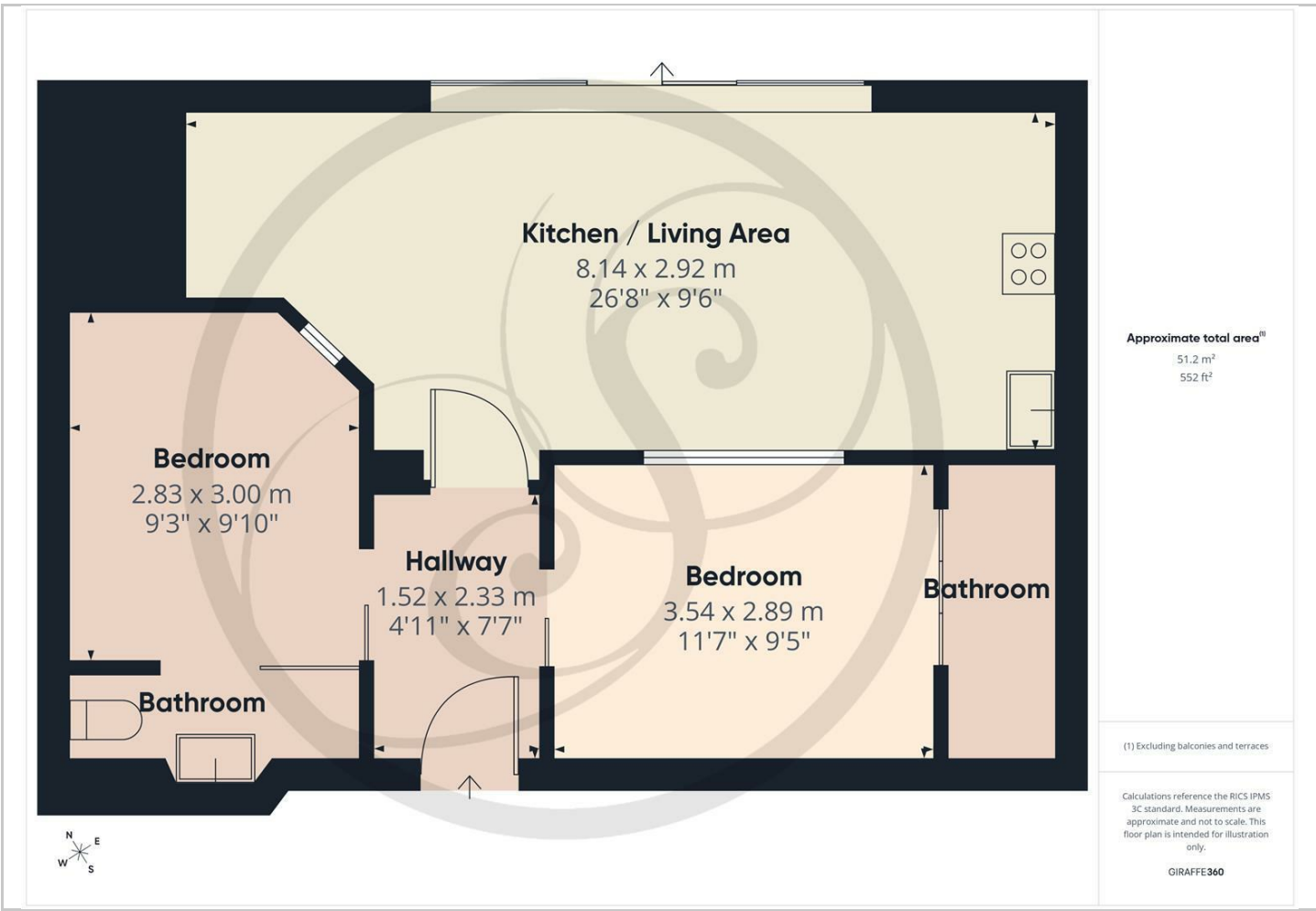
Hybrid Map



Terrain Map



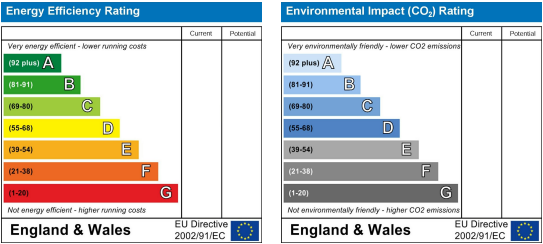
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.