



Stoneacre  
Properties



## Concordia Street

Leeds, LS1 4ES

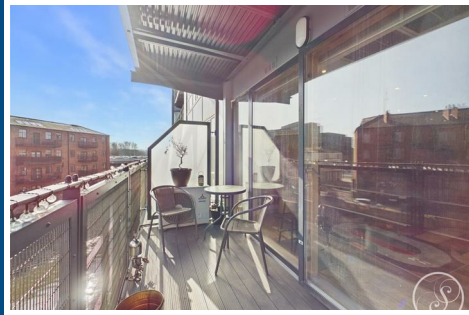
£395,000



# Concordia Street

Leeds, LS1 4ES

£395,000



## Entrance

The building is entered via an intercom entry system and lift leads up to the first floor. Upon entering the apartment you are welcomed into the hallway which opens up to the open plan living space.

## Living Space

This large open plan living space spans 345 sqft and offers ample space for seating and for dining. Wood flooring runs from the entrance hallway and throughout the entirety of the living space including into the kitchen and into both bedrooms. Floor to ceiling windows flood the room with natural light and access is provided out to the private balcony.

## Kitchen

Partially separate to the main living area, with sliding pocket doors that can close it off completely, this modern kitchen is made up of white gloss wall and base units offering plenty of storage, as well as integrated dishwasher, washing machine, oven, hob with extractor above, and space for a freestanding fridge/freezer.

## Bedroom 1

The primary bedroom is very generous in size and comes complete with fitted sliding wardrobes whilst offering further space for extra bedroom furniture. The bedroom is complete with en-suite bathroom.

## En-suite

Comprising shower, toilet and sink with storage cupboard.

## Bedroom 2

Second large double bedroom.

## Bathroom

Main bathroom is complete with shower over bath, toilet and sink.

## Parking

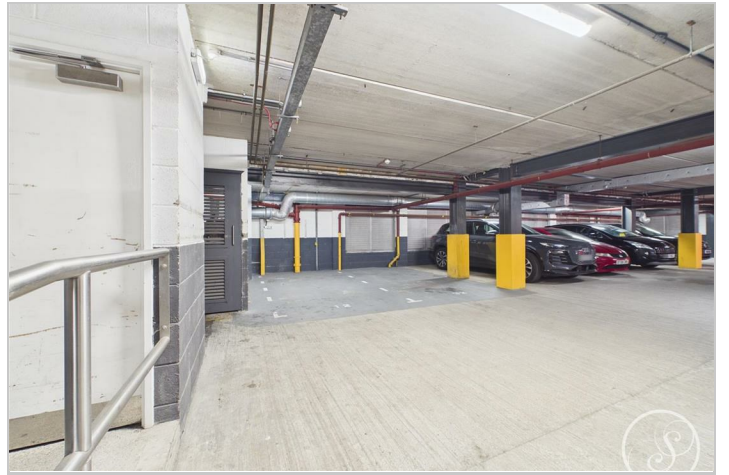
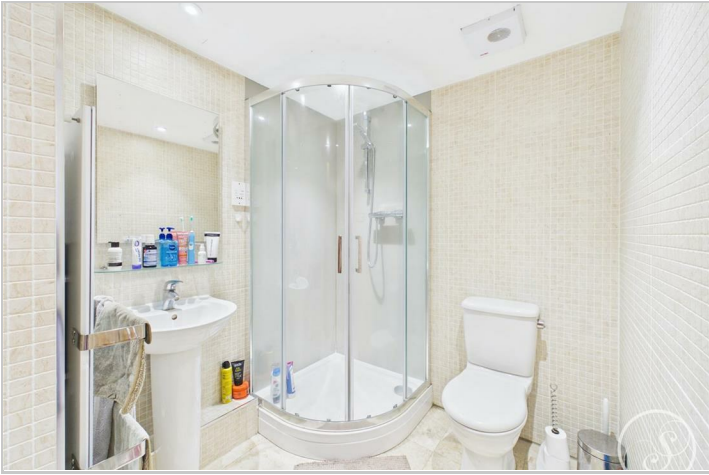
The property comes complete with its own allocated secure parking space.

## Concierge

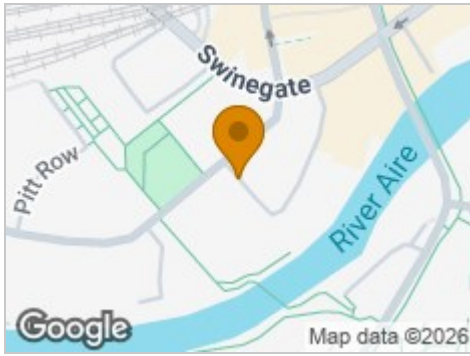
There is an onsite 24 hour concierge as you enter the building.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years from 1999. The current service charge is approximately £330 per month and the ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



## Hybrid Map



## Terrain Map



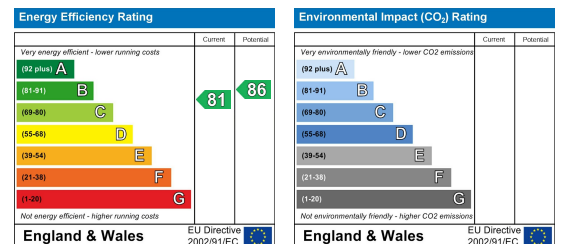
## Floor Plan



## 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.