



12a The woodlands, Moortown
By auction £20,000

A one bedroom retirement apartment in North Leeds. The property is currently let and generating an income of £9,360. This equates to a NET return of almost 30%, when based on the guide price. The accommodation measures 730 sq ft and comprises lounge, separate kitchen, bedroom and shower room.

Additional facilities include a communal entrance, lift to all floors, residents lounge, communal laundry, bookable guest suite and a wardens office.

The apartment is currently managed by a local estate/lettings agent and this could be continued by the new owner.

Occupancy

Subject to a tenancy
 Costs

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to

applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of £2,400 inc VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The

Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not

LIVING ROOM

KITCHEN

BEDROOM

SHOWER ROOM

DIRECTIONS

From Moortown Corner, turn along Street Lane towards Roundhay turn left into the Spinney where Woodlands in on the left hand side

COUNCIL TAX BAND

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