



188 West Point Wellington Street

Leeds, LS1 4JL

Asking Price £85,000



- Studio flat in an excellent location within Leeds city centre, 5 minutes' walk from Leed Central Station.
- Council tax band A
- Located on the 13th Floor with exceptional views across the city
- Concierge service
- EWS1 certificate in place, therefore suitable for mortgage funding.
- For sale with no onward chain
- Excellent investment opportunity with potential gross return of 9.8 %

Location

West Point is located on Wellington Street in the heart of the central business district making this property ideal for either a young professional working the City centre or an investor looking for another property to add to their portfolio.

Entrance Hall

The compact entrance hall leads into the living area and has access into the shower room.

Living Area and Kitchen

The open plan living area and kitchen has large windows providing lots of natural light and enjoying long distance views to the West of the City centre. The kitchen area has a range of base and wall units with a two ring ceramic hob with extractor over and built in convection microwave oven.

Bedroom Area

With a pull down double bed and built in mirror fronted double wardrobe.

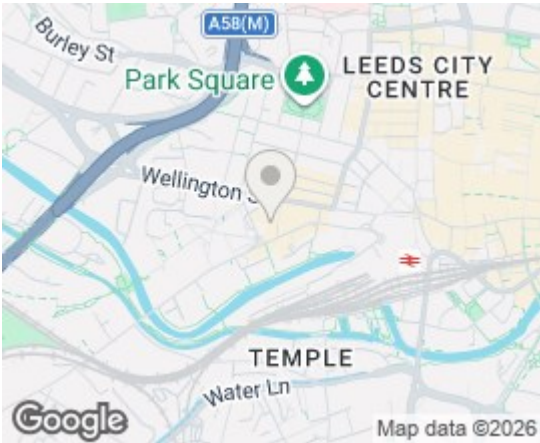
Shower Room

partially tiled shower room with step in shower cubicle with electric shower, pedestal wash hand basin and low suite WC.

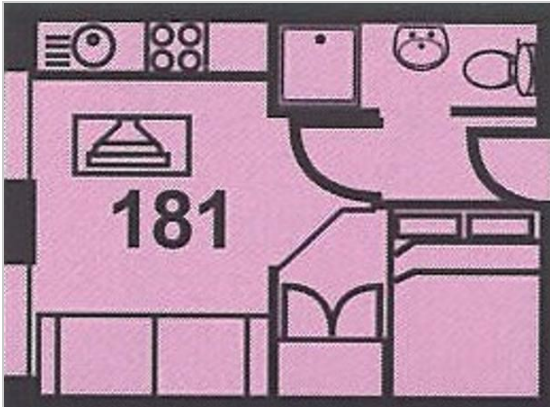
Leasehold Information

The property is held on a 999 year lease with a balance of 976 years remaining. The current ground rent is £365.23
The annual service charge is £885.41 per annum

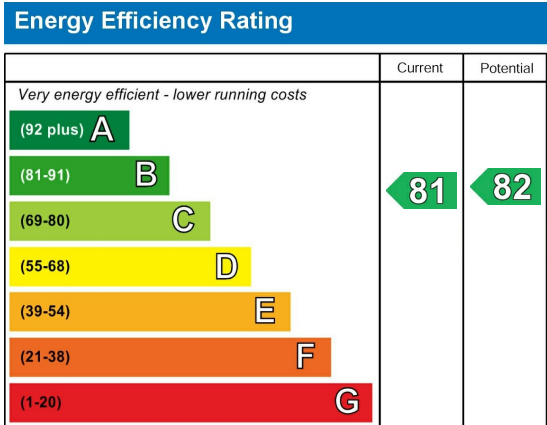
Area Map



Floor Plans



Energy Efficiency Graph



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