Solar Avenue
Leeds, LS9

ZENKO
Properties

FOR SALE

£449,950

A FOUR BEDROOM TOWN HOUSE WITH PRIVATE ROOF TERRACE AND SECURE UNDERGROUND CAR PARKING AT THE AWARD-WINNING CLIMATE INNOVATION DISTRICT

Gastro Odyssey

SOBA
UDON
RAMEN

Maldon
SALT

Four-bedroom town house

4

Bedrooms

2

Bathrooms

1206

SQ FT

ABOUT

A four-bedroom, two-bathroom town house positioned on Solar Avenue, forming part of the Climate Innovation District. Located on the banks of the river Aire many of the city's amenities are within easy walking distance including the General Infirmary (40mins), the Law Courts (37 mins), the Railway Station (28 mins), Wellington Place (39 mins), Northern Ballet (19 mins), West Yorkshire Play House (21 mins), the bus station (21 mins) and the main shopping areas of Trinity (24 mins) and Victoria Gate (23 mins) are close by. Onsite there is Piglove Brewery and taproom and additionally, Leeds Dock (10 mins) over the river features a Tesco Metro, restaurants, cafes, bars, and car parking.
(All walking times are quoted from Google maps)

FOUR BEDROOMS

TWO BATHROOMS

420 SQ. FT. PRIVATE ROOF TERRACE

ALLOCATED SECURE CAR PARKING

HUGE OPEN PLAN KITCHEN/DINING/ LIVING AREA WITH JULIETTE BALCONY

APPROX. 1206 SQ. FT. EXCLUDING ROOF TERRACE

DECKED TERRACE TO REAR

COUNCIL TAX BAND: E

EPC: B

SHARE OF COMMUNITY INTEREST COMPANY

ABOUT.. continued

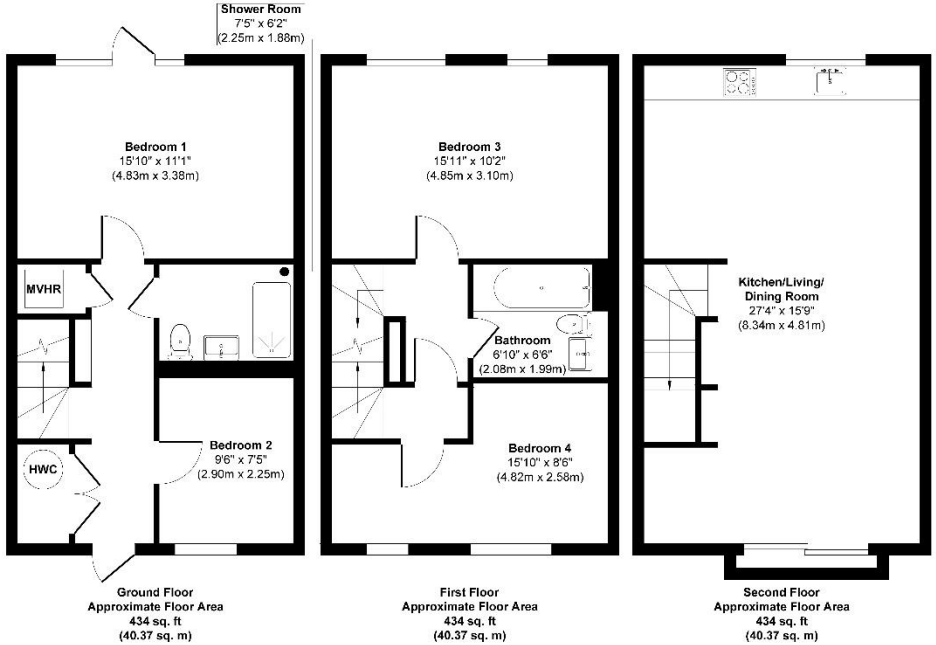
The Climate Innovation District is an award winning, community led development focused around open, green space, positioned next to the river. The scheme built by Citu consists of houses and apartments with some of the houses having private roof terraces.
Each property shares the freehold through the tenant's membership of the Community Interest Company. This is a non-profit organisation that owns and controls the development. All the money it generates stays within the development, and every household has a vote on its investment decisions. Membership is a mandatory one-off bond payment of £3,500 (The equivalent of buying a share of the freehold) and is refundable should you sell in the future.

We are advised that the service charge is approx. £1400 P.A
Length of lease 999 years

Heating:	Electric wall mounted heaters, Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	New build timber frame with cladding
Flood Risk:	None
Local Planning Permissions:	None

Floorplan

48 Solar Avenue Leeds LS9 8FF



Approx. Gross Internal Floor Area 1302 sq. ft / 121.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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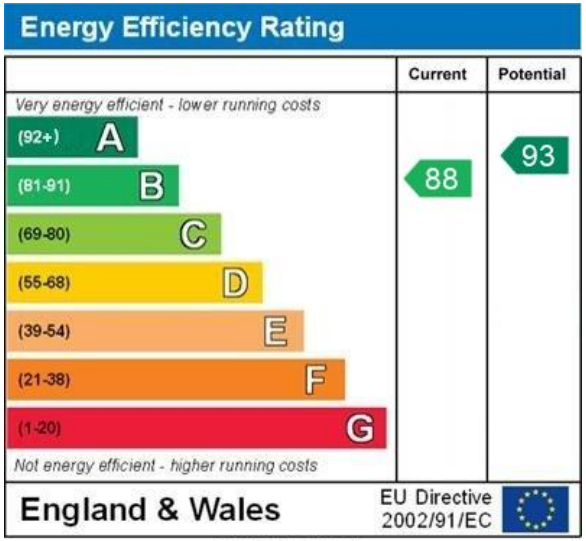
EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
88
93
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM

Lease information

999 Years

Lease length

£1400 P.A

Service charge

£3500 One off

Management Co Membership

For more information or to arrange a viewing contact

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