

Castlehill

Estate & Letting Agents

9 Frances Lupton House, Victoria Gardens, Leeds
LS6 1FH



£210,000 Region



- Quality Two Bed Apartment
- Luxury Development
- En Suite Master & Undercroft Parking
- Ideal Home or Investment
- Long Lease of 999 Years!
- Highly Popular Location



21 OTLEY ROAD HEADINGLEY LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk

Your Sales
and Lettings
Specialist in
North Leeds

A RECENTLY BUILT, LUXURY MODERN DEVELOPMENT CLOSE TO HEADINGLEY AND LEEDS CITY CENTRE!!

This attractive thoughtfully planned development is incredibly well placed just off Victoria Road and within a conservation area, very convenient for access to Headingley's extensive amenities other local shops, Leeds city centre, the universities and hospitals.

Offered with no onward chain and immediate vacant possession!

Suitable for either private occupation or investment, the two bedroomed second floor apartment benefits from lovely light & airy contemporary accommodation with a long 999 lease and an allocated 'undercroft' parking space! In brief it comprises; a communal entrance hall with video entry, open plan living kitchen with lots of natural light and Juliet balcony. A double bedroom with en-suite shower room w/c and built in wardrobes, a house bathroom & w/c and a further double bedroom with built in wardrobes. Electric wall mounted heating and upvc double glazed.

The landlord contents are also available by separate negotiation, keeping a buyers setting up costs to a minimum.

A very smart select development, quality accommodation in prime location, just off Hyde Park Corner - Early viewing advised!

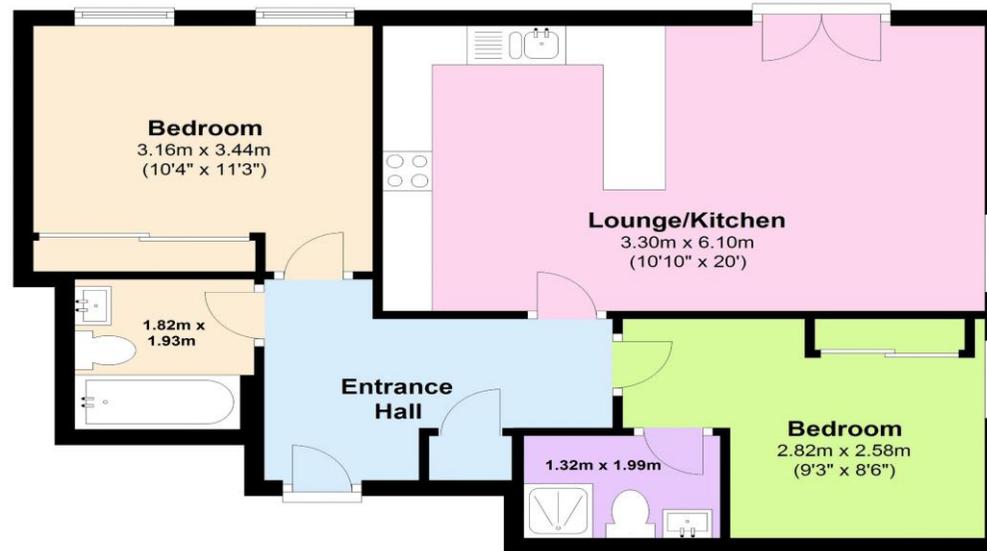
The term of the lease is 999 years from 1st January 2016. Quarterly Service charge is £373.98. Yearly Ground rent £150.





Floor Plan

Approx. 55.1 sq. metres (593.4 sq. feet)



Total area: approx. 55.1 sq. metres (593.4 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Leasehold

Council Tax Band B

Possession Subject to tenancies

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		