Echo Central Two Cross Green Lane,Leeds LS9 8NR

william
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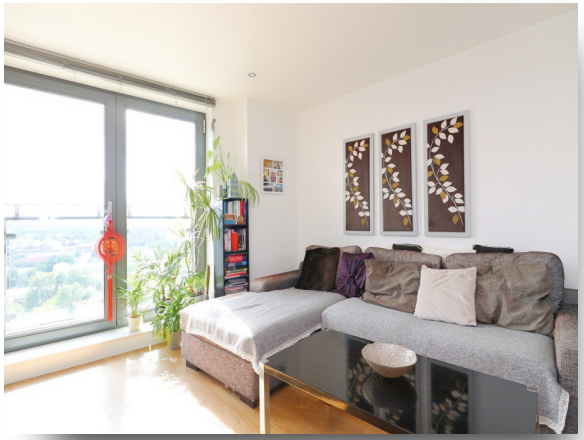
welcome to

Echo Central Two Cross Green Lane,Leeds

This contemporary two-bedroom apartment offers the perfect blend of style, comfort, and convenience—an excellent opportunity for first-time buyers or investors alike.



Entrance/Hall
A welcoming entrance area featuring sleek laminate flooring and an electric heater, offering a practical and warm first impression

Lounge/Kitchen (op)
24' 7" max x 11' 5" max (7.49m max x 3.48m max)
A stylish open-plan lounge and kitchen featuring laminate flooring throughout and a Juliette balcony that brings in plenty of natural light. The lounge area includes an electric heater and flows seamlessly into a modern creamy gloss kitchen, complete with integrated appliances, quartz worktops, a second electric heater, and space for a dining table and chairs—ideal for relaxed everyday living or entertaining.

Bedroom 1
19' 4" into alcove x 9' 7" into alcove (5.89m into alcove x 2.92m into alcove)
A comfortable double bedroom with soft carpeted flooring, front-facing window for natural light, space for freestanding furniture, and an electric heater for added warmth.

Bedroom 2
10' 5" max x 8' 6" max (3.17m max x 2.59m max)
A comfortable double bedroom with soft carpeted flooring, front-facing window for natural light, space for freestanding furniture, and an electric heater for added warmth.

Bathroom
A contemporary bathroom with tiled floors and walls, featuring a panelled bath with shower over, wall-hung toilet and sink, and a sleek towel radiator for added comfort.

Parking
Allocated underground parking bay

welcome to

Echo Central Two Cross Green Lane, Leeds

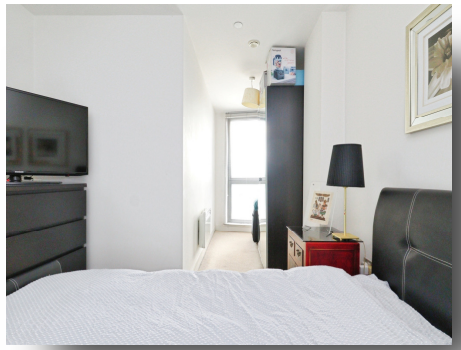
- Guide Price £130,000 - £140,000
- 2 Bed Modern Apartment
- 10 Minutes Walk To Leeds City Centre
- Located on 6th floor with uninterrupted panoramic city view
- Allocated underground parking bay

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2526.34
Ground Rent: 335.98

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA109220

The Property Ombudsman

Property Ref:
HEA109220 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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