parklane

City Office
12 Swinegate
Leeds
LS1 4AG

Tel: 0113 237 0000
Fax: 0113 285 8009
LS1@parklaneproperties.com
www.parklaneproperties.com









# Aspect 14, Leeds, LS2 8WG

## £110,000

- ONE BEDROOM
- FITTED KITCHEN
- BALCONY
- FITTED BATHROOM
- CLOSE TO UNIVERSITIES
- HIGH RENTAL DEMAND

parklane

City Office
12 Swinegate
Leeds
LS1 4AG

Tel: 0113 237 0000
Fax: 0113 285 8009
LS1@parklaneproperties.com
www.parklaneproperties.com

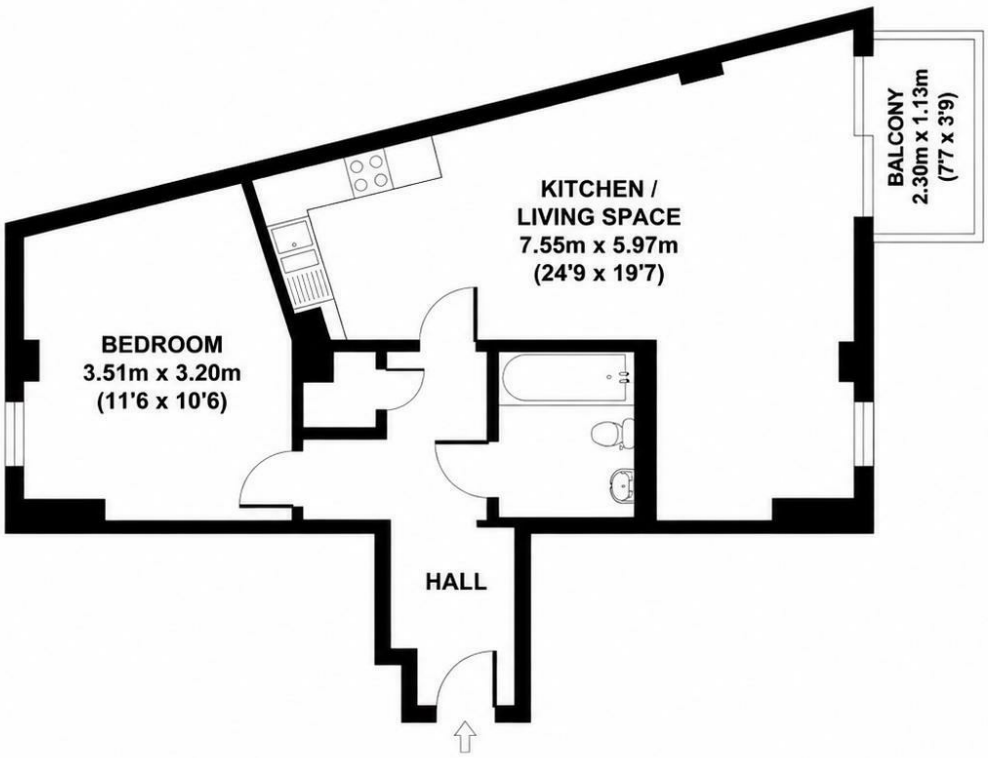
Parklane are delighted to offer for sale this well presented one bedroom apartment with balcony located on the 10th floor of the popular Aspect 14 development. The apartment will appeal to investors and first time buyers. EWS1 rating A1.

The accommodation briefly comprises: Entrance hallway with storage. Open plan living room incorporating fully equipped kitchen area and access to balcony. Double bedroom, House bathroom with white 3 piece bathroom suite and shower over the bath.

Aspect 14 is a gated development providing extra security and also has an on site caretaker. Excellent location for access to the Universities and just a few minutes walk from the Leeds Arena and Merrion Street.

EPC Rating C.

Council Tax Band B.




**GROSS INTERNAL FLOOR AREA 51.5 SQ M**

**Aspect 14, Leeds, LS2 8WG**

**APPROX. GROSS INTERNAL FLOOR AREA 51.5 SQ M / 554 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

# Aspect 14, Leeds, LS2 8WG

## Entrance Hallway
Laminate flooring, storage cupboard housing hot water cylinder.

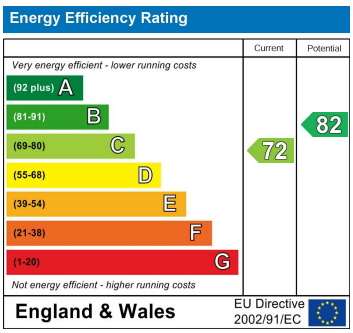
## Living Room
Spacious living area, floor to ceiling windows and glazed door giving access to balcony, Laminate flooring throughout, wall mounted electric heater, intercom.

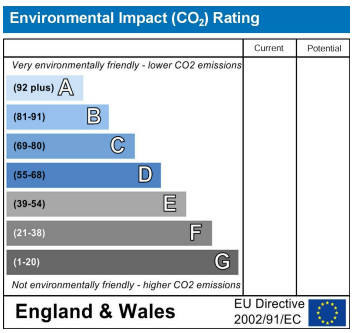
## Kitchen Area
Fitted wall and base units, laminate worktops, Integrated full size fridge freezer, integrated electric oven and hob, stainless steel extractor hood, stainless steel sink and drainer, plumbing for washing machine, Tiled floor.

## Bedroom
Double glazed window, wall mounted electric heater, laminate floor.

## Bathroom
Part tiled Bathroom having a white three piece suite: Bath with shower over, glass shower screen, Low flush toilet, hand wash basin, heated towel rail, extractor fan, shaver point, tiled floor.

## Leasehold Information
Remaining Lease: 975 Years
Annual Ground Rent: £297.85
Annual Service Charge: £1396.48



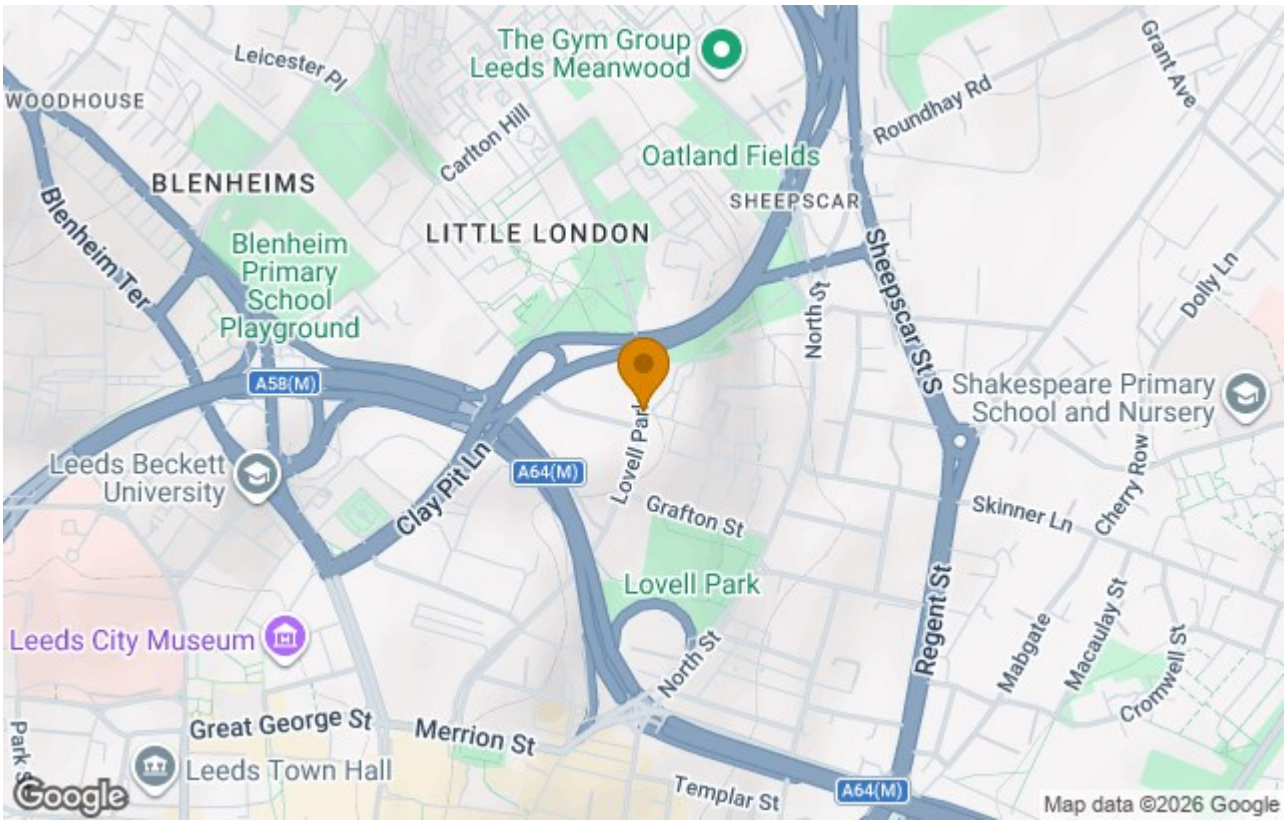

**One Bedroom apartment with balcony on the 10th floor at Aspect 14.**












These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.

parklane

City Office
12 Swinegate
Leeds
LS1 4AG

Tel: 0113 237 0000
Fax: 0113 285 8009
LS1@parklaneproperties.com
www.parklaneproperties.com