St. Pauls Street, Leeds LS1 2FL

Offers Over £200,000

Stephensons
estate agents & chartered surveyors







This superb one-bedroom apartment offers stylish city centre living in one of Leeds' most sought-after locations. Built around seven years ago, the development has a modern feel throughout and is ideally placed just a short walk from Park Square, the financial district and everything Leeds city centre has to offer.

Tenure: Leasehold
Services/Utilities: All mains services connected.
EPC Rating: C
Council Tax: C - Leeds
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.







Located on the first floor, with the added convenience of a lift, the apartment has been finished to an excellent standard and has been further upgraded by the current owner, who has carefully chosen a number of bespoke finishes to create a home that feels both contemporary and individual.

The main living space is bright and welcoming, with an open-plan layout that works perfectly for both everyday living and entertaining. The kitchen has a clean, modern design with integrated appliances and storage, complementing the living area to create a sociable and practical space.

The double bedroom benefits from a range of fitted wardrobes, providing excellent storage without compromising on space. The bathroom is equally impressive, finished with modern fixtures and fittings to create a smart, stylish room.

Whether you're looking for your first home, a city base, or an investment, this apartment is an excellent choice. The location is hard to beat, with an array of cafés, restaurants, bars, shops and transport links all within easy walking distance, while the exclusive nature of the development offers a quieter setting away from the busier parts of the city.

Offering a combination of modern design, high-quality finishes and a prime central location, this is a fantastic opportunity to purchase a beautifully presented apartment in one of Leeds' most desirable developments.

Lease Details:

Lease Length - 250 years from 2019.
Ground Rent - £250 annually.
Service Charge - £1882.35 annually.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 610 SQ FT / 56.5 SQ M
Copied from existing plan and accuracy cannot be guaranteed
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Partners:
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:
N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900