


Whitehall Road, LS12

PROPERTY ADDRESS

Flat 13, Springwell
Gardens Whitehall
Road
Leeds
LS12 1FG

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



- 6.2% YIELD | £13,440 PA RENTAL INCOME
- Two double bedrooms, two bathrooms - Leeds City Centre Apartment - 700 sq ft of accommodation
- Modern Porcelanosa kitchen & bathrooms
- Sought-after Springwell Gardens development
- Communal garden & co-working space

Vision Properties are delighted to bring to the market this immaculate two-bedroom, two-bathroom apartment, ideally positioned within the highly regarded Springwell Gardens development, just a short walk from Leeds city centre and the train station.

Completed only recently, the apartment offers approximately 643 sq ft of beautifully presented accommodation, finished to an exceptional standard throughout. Designed with modern city living in mind, the layout is both practical and stylish, making it an ideal owner-occupier home or a strong investment opportunity.

The heart of the apartment is the bright and spacious open-plan living, kitchen and dining area, finished with Porcelanosa kitchen units, premium worktops and a full range of integrated appliances, creating a sleek and contemporary space ideal for both everyday living and entertaining. Large windows allow plenty of natural light, enhancing the sense of space and quality.

There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A further modern house bathroom serves the second bedroom and guests, both finished with Porcelanosa fittings and tiling for a cohesive, high-end feel throughout.

Springwell Gardens offers a superb lifestyle proposition, with access to a communal residents' garden, co-working space, secure bike storage and lift access to all floors. Underground secure parking is available to rent, and on-site management is in place, with discounted fees available for investors.

Perfectly located for professionals and commuters alike, the development sits within walking distance of Leeds Train Station, Wellington Place and the wider South Bank regeneration area, making it one of the city's most desirable



Your Text Here



and well-connected locations.

Leasehold:

Ground rent - £211.40 PA
Service charge - £1626.42 PA
998 years remaining on the lease