



parklane

City Office
12 Swinegate
Leeds
LS1 4AG

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



South Parade, Leeds, LS1 5PQ

£135,000

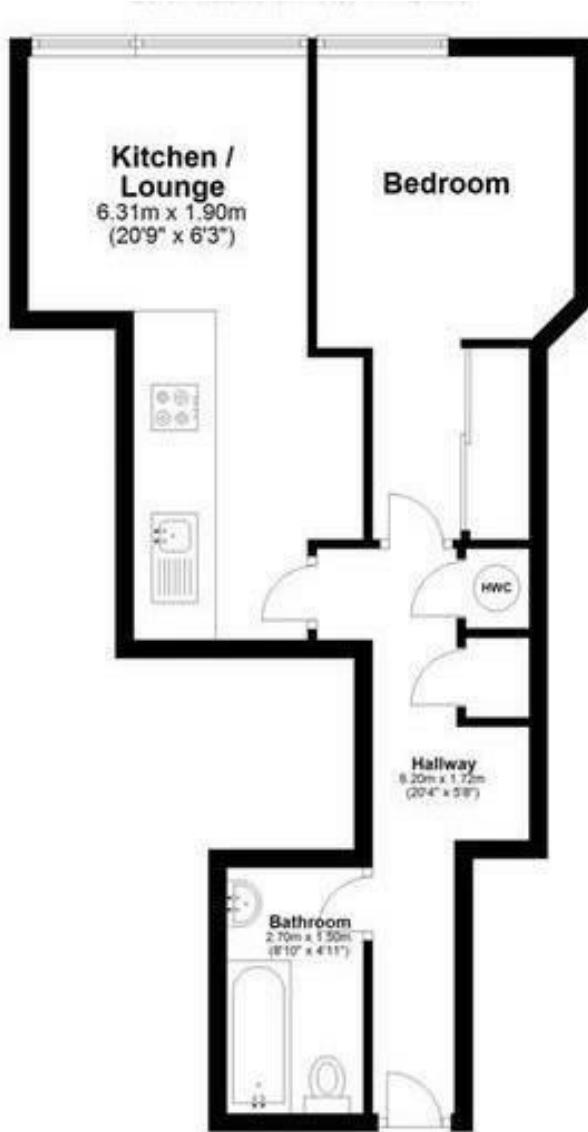
- One bedroom
- Bathroom with shower
- Currently let at £925 per month
- Third floor
- Central location
- Fitted Kitchen
- Bedroom with fitted wardrobes



Offered for sale is this one bedroom apartment at 15 South Parade. The accommodation comprises: Entrance hall with storage cupboard, built in workstation and shelving. Open plan living room which incorporates fully equipped Kitchen and dining area. Double bedroom with built in wardrobes. House bathroom with bath and shower. Central location in the City centre just off Park Row and 5 minutes walk to the train station. The property is sure to appeal to the Investor or first time buyer. The property is currently let achieving £11,000 per annum.

EPC Rating B.

Council tax band D.



Leasehold Information

Lease: 999 years from 1999

Annual Service Charge: £2162.30

Annual Ground Rent: £260

Hall

Laminate flooring, 2 storage cupboards one housing hot water heater, fitted desk and shelving, wall mounted electric heater.

Kitchen Area

Range of fitted wall and base units, integrated electric oven and electric hob with stainless steel extractor hood, Integrated fridge, integrated washer dryer, sink and drainer unit with mixer tap, laminate flooring.

Lounge Area

Laminate flooring, Two double glazed windows, wall mounted electric heater.

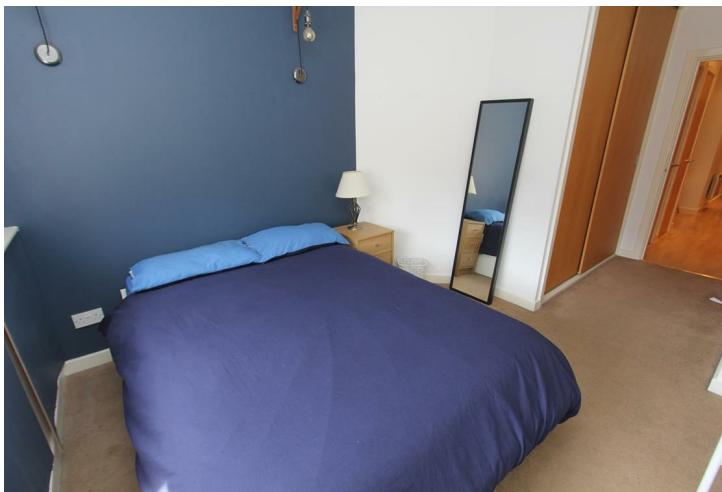
Bedroom

Fitted double wardrobe, double glazed window to rear elevation, wall mounted electric heater.

Bathroom

Three piece white suite: Toilet, pedestal sink and bath with shower and glass shower screen, wall mounted mirrored cabinet, heated towel rail, tiled flooring, extractor fan.

Well presented one bedroom apartment in excellent central location off Park Row.



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.