



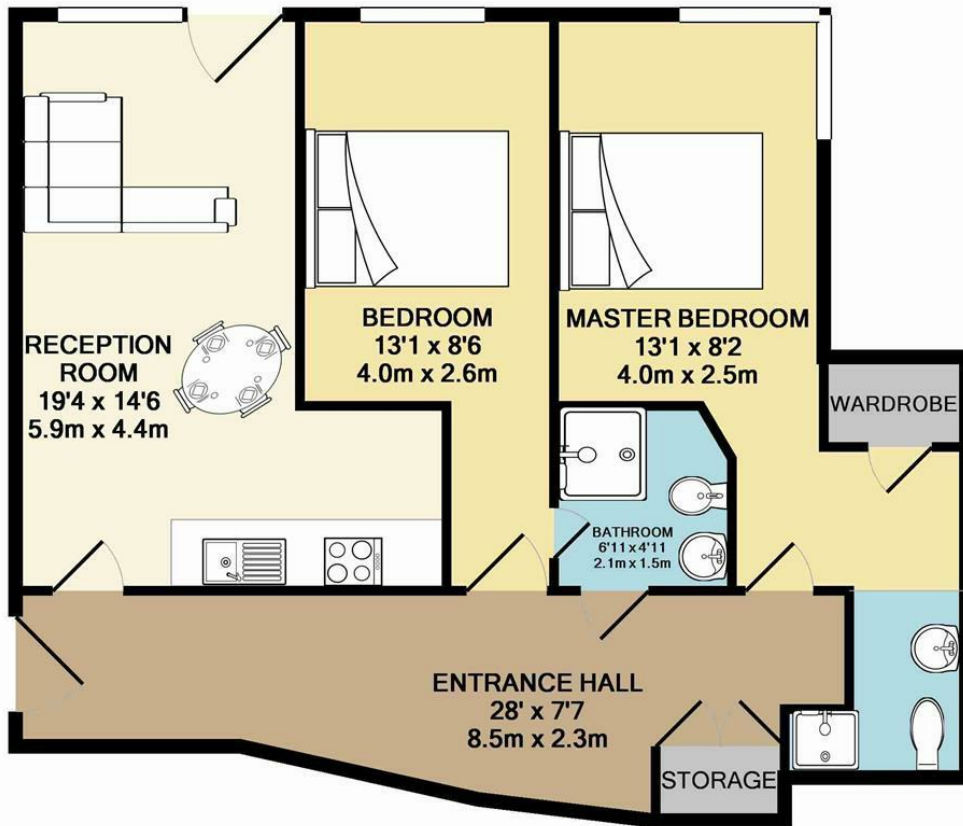
## West Point, Leeds, LS1 4JT

£250,000

- FANTASTIC 11th FLOOR CORNER APARTMENT
- UNDERGROUND PARKING SPACE INCLUDED
- CENTRAL LOCATION
- STREET LEVEL CO OP, RESTAURANTS AND BARS
- TWO BEDROOMS
- FLOOR TO CEILING WINDOWS
- 5 MINUTES WALK TO TRAIN STATION
- TWO BATHROOMS
- 24 HR CONCIERGE
- CLOSE TO UNIVERSITIES AND LGI

**\*\*\*FABULOUS TWO BED CORNER APARTMENT ON 11th FLOOR WITH UNDERGROUND PARKING SPACE\*\*\***

Situated in West Point, Wellington Street, this apartment benefits from a corner position, large entrance hallway, open plan living with full length windows and door leading to balcony, two good sized double bedrooms with bathrooms, the master has a lovely outlook with large floor to ceiling windows which allow in plenty of natural light. Currently tenanted but available with vacant possession if required. Underground parking also available within the price and the apartment includes all fixtures and fittings. West Point is in an enviable position within minutes' walk to the train station, central business district and shopping areas of Leeds centre. Short walk to universities and LGI as well as having excellent doorstep facilities such and Co Op, M&S foodhall, Cafe Nero, Toast to name but a few. Secure fob entry system, lift access to all floors, 24 hr concierge service. Be quick to view as this apartment will get snapped up! EPC - tbc



West Point - Parklane Properties  
 Total Approx. Floor Area 765 Sq.Ft. (71.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Entrance Hallway

Laminate flooring throughout large curved hallway and spot lighting. Large storage cupboard housing washing machine.

## Open Plan Living/Kitchen/Diner

Floor to ceiling patio doors leading to balcony, black gloss wall and base fitted units with fitted appliances.

## Master Bed

Floor to ceiling corner windows allowing for plenty of natural light into the bedroom, fitted wardrobe.

## En-suite Shower Room

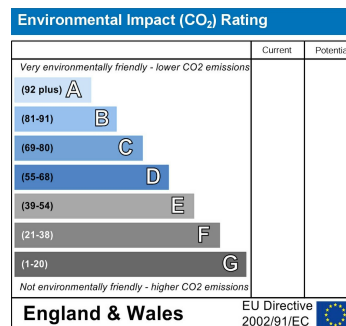
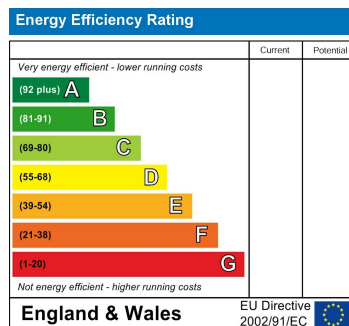
Shower enclosure, wall mounted WC and hand wash basin, partially tiled walls, fully tiled floor, inset mirror, chrome towel heater, spots and extractor.

## Bedroom Two

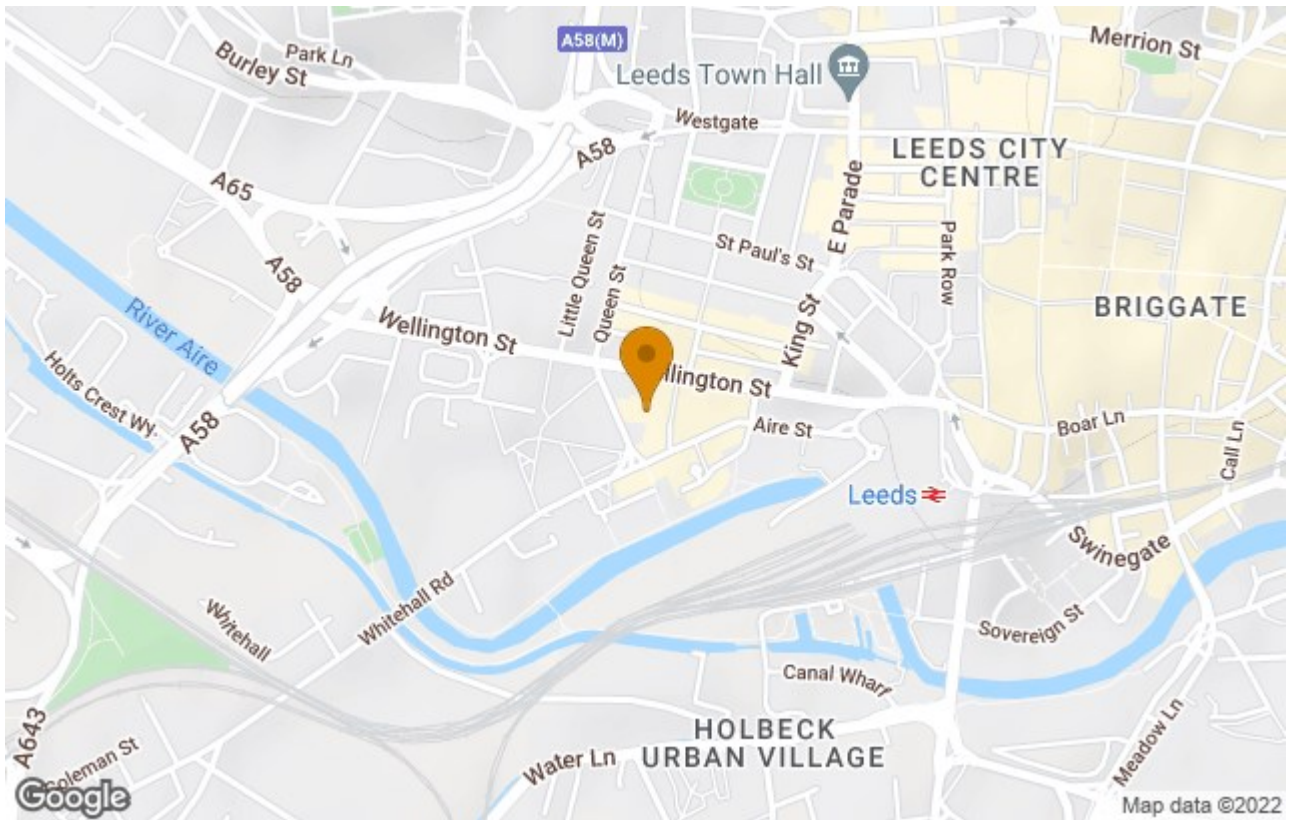
Good sized second bedroom with access to Jack n Jill bathroom.

## Jack and Jill Shower Room

Shower room accessed from the second bedroom and also entrance hallway. Shower enclosure, wall mounted WC and hand wash basin, tiled flooring and partially tiled walls, chrome towel heater, spots and extractor fan.



**Leasehold: TBC**  
**Council Tax Band: D**



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.