



Beringa, Leeds, LS12 1DE

£169,950

- A2 RATING EWS1 CERTIFIED - MORTGAGE BUYERS WELCOME
- ONE BATHROOM
- WATERSIDE LOCATION
- SHOPPING DISTRICT 10 MINUTES' WALK

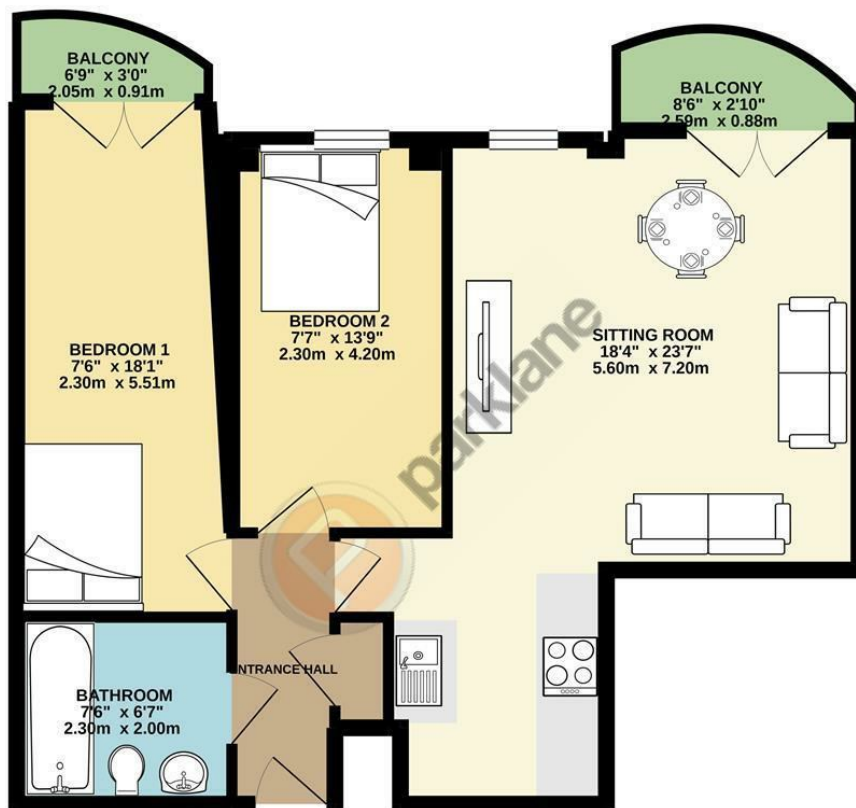
- TWO BEDROOMS
- SPACIOUS LIVING SPACE
- EASY ACCESS TO M1/M62

- TWO BALCONIES
- SOUTH FACING
- SHORT STROLL TO TRAIN STATION

EWS1 CERTIFIED - CASH AND MORTGAGE BUYERS WELCOME! EXCITING OPPORTUNITY TO PURCHASE AN APARTMENT IN CITY ISLAND WATERSIDE LOCATION. TWO DOUBLE BEDROOMS, ONE BATHROOM & TWO BALCONIES SITUATED ON 6TH FLOOR - FAR REACHING SOUTHERLY VIEWS. Suitable for investment as re-let for 12 month until September 2023. 6 month break clause in place which would allow for owner occupation from March 2023.

Spacious open plan living space with fully fitted kitchen with all appliances. Two good sized bedrooms and house bathroom. City Island is in a very exciting location with various regeneration projects and new mixed used development sites being built on its doorstep which will offer various amenities and facilities for the new occupier. Also situated on the banks of the Leeds/Liverpool canal offering a short stroll to the train station and the shopping district of Leeds City Centre. Perfectly positioned for commuting down the M1/M62. Investment opportunity! EPC rating: C

Ground Floor
613 sq.ft. (56.9 sq.m.) approx.

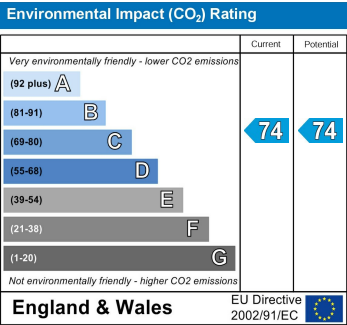
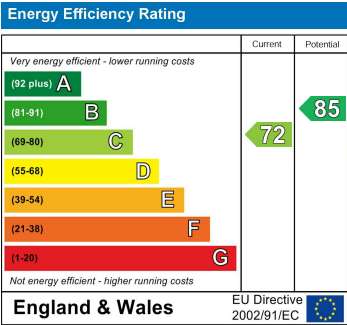


TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

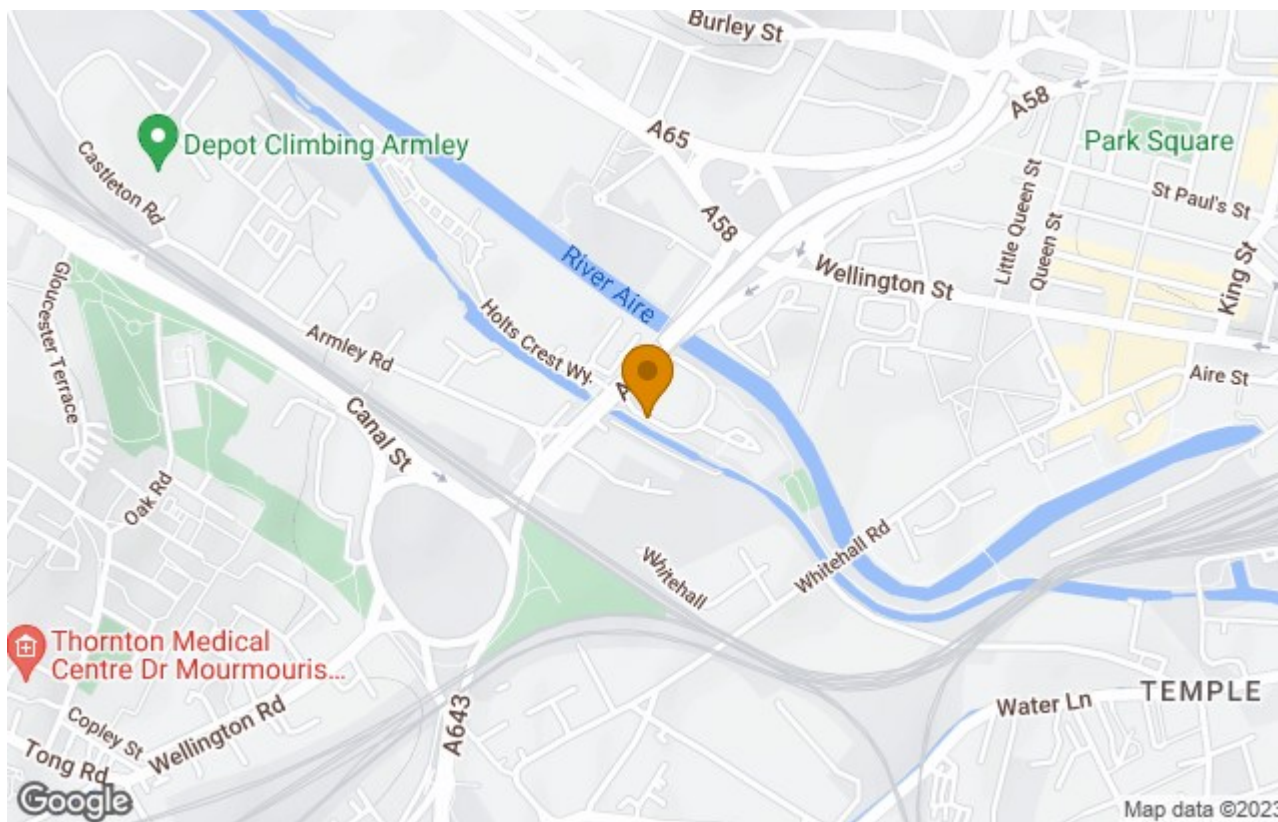
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Lease & Charges

Lease 980 years remaining
Annual Service Charge £1,907.96
Annual Ground rent £200.00
Council Tax Band: D



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Annual Ground rent £200.00
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.