



## Aspect 14, Leeds, LS2 8WF

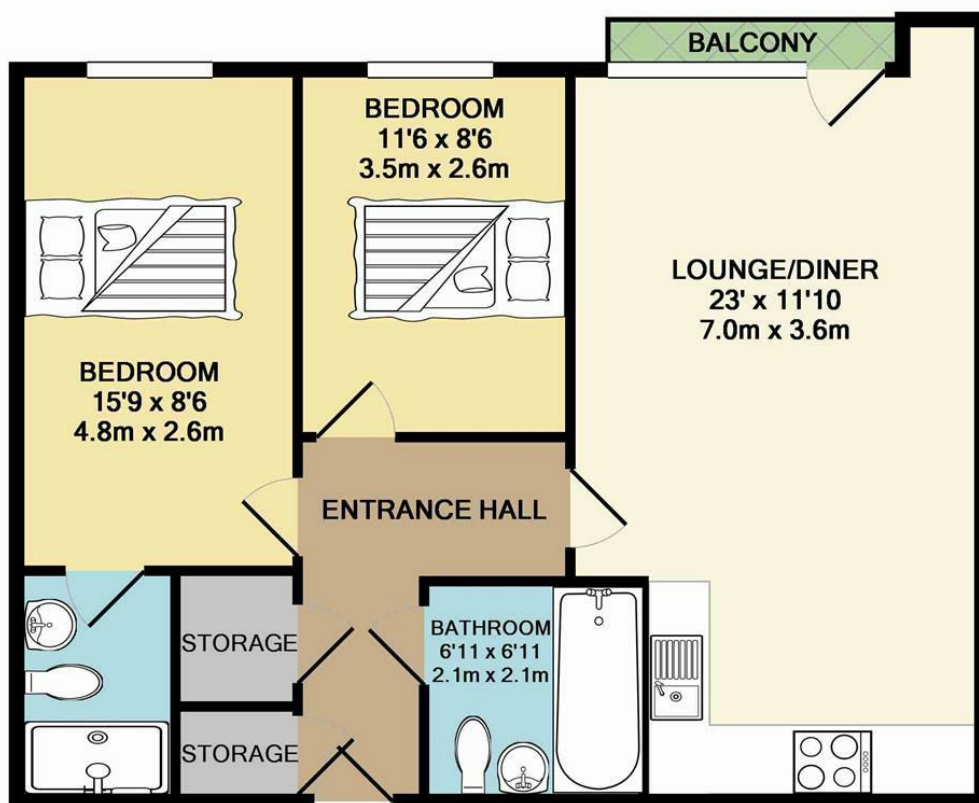
£150,000

- Two Bedrooms
- Two bathrooms
- Dishwasher
- Balcony
- Close to universities
- Five minute walk to the city centre
- Currently achieving rent of £12600pa

LARGE TWO BEDROOM, TWO BATHROOM APARTMENT with BALCONY available in the ever popular secure development of ASPECT 14. With well maintained communal areas and fob entry system, in the Northern Quarter of the City Centre this apartment is appealing to those wanting to be in close proximity to the heart of the city centre, universities and First Direct Arena. Open plan Living Room with fully equipped Kitchen area, Two Bedrooms and Two Bathrooms. Ideal for Investors, the apartment is currently let achieving £12600 per annum.

EPC Rating C.

Council Tax Band C.



Aspect 14 - Parklane Properties  
Total Approx. Floor Area 701 Sq.Ft. (65.1 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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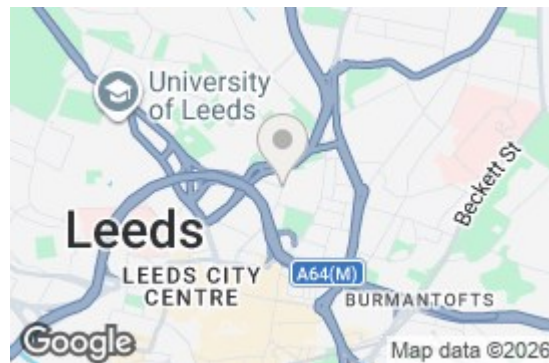
### LEASEHOLD INFORMATION

Lease Remaining: 977 years

Annual Service Charge: £1286.00

Annual Ground Rent: £297.85

**Spacious Two Bedroom, Two bathroom apartment with balcony at Aspect 14.**



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.