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**Lovell House, Leeds, LS7 1AR**

**£85,000**

- One Bedroom apartment
- Balcony
- Fitted Kitchen
- Communal Gardens
- Fitted Bathroom
- Vacant Possession



We are delighted to offer for sale this one bedroom apartment available at Lovell House. Located on the 3rd floor the accommodation briefly comprises: Entrance Hall, Open plan Living Room with access to walk on balcony, Kitchen area with integrated appliances, Double Bedroom, House Bathroom with White suite and shower. The property also benefits from use of the Courtyard and communal gardens.

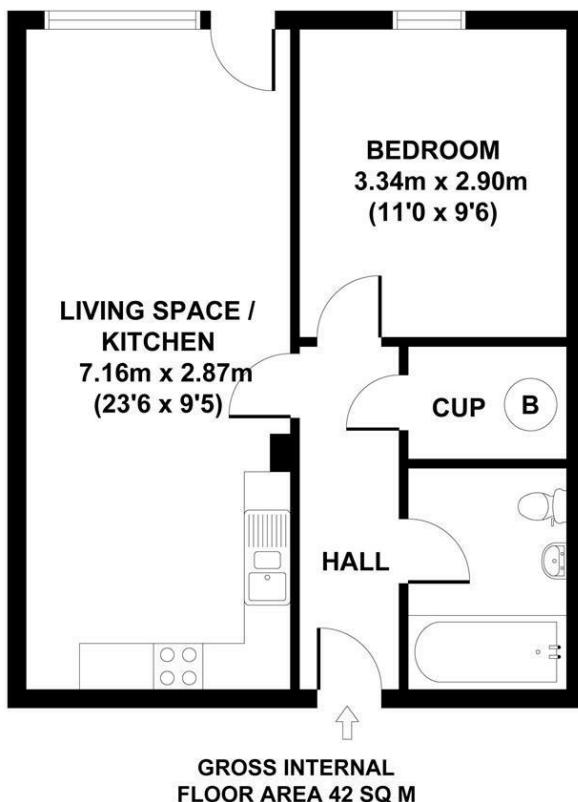
Lovell House is located ten minutes walk from Victoria Gate shopping centre and Leeds Arena.

The apartment is offered with vacant possession. No appliances have been tested.

ESW1 Certified B1 rating

Council Tax Band B.

EPC Rating C.



**58 LOVELL HOUSE, 4 SKINNER LANE, LEEDS, LS7 1AR**

**APPROX. GROSS INTERNAL FLOOR AREA 42 SQ M / 452 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

**Entrance Hall**

Laminate flooring, Electric wall heater, Intercom, Storage cupboard housing hot water cylinder and plumbing for washing machine.

**Living Room**

Laminate flooring, Electric wall heater, double glazed window and door giving access to balcony.

**Kitchen Area**

Range of gloss wall and base units, integrated electric oven, hob and extractor fan (not tested)

**Bedroom**

Laminate flooring, Electric wall heater, Double glazed window.

**Bathroom**

Three piece white Bathroom suite, Mains shower.

**Leasehold Information**

Lease term 150 years from 2004

Ground rent £200 per annum

Service charge £1016.88 per annum

**One bedroom apartment at Lovell House, located ten minutes walk from Victoria Gate shopping centre.**



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.