

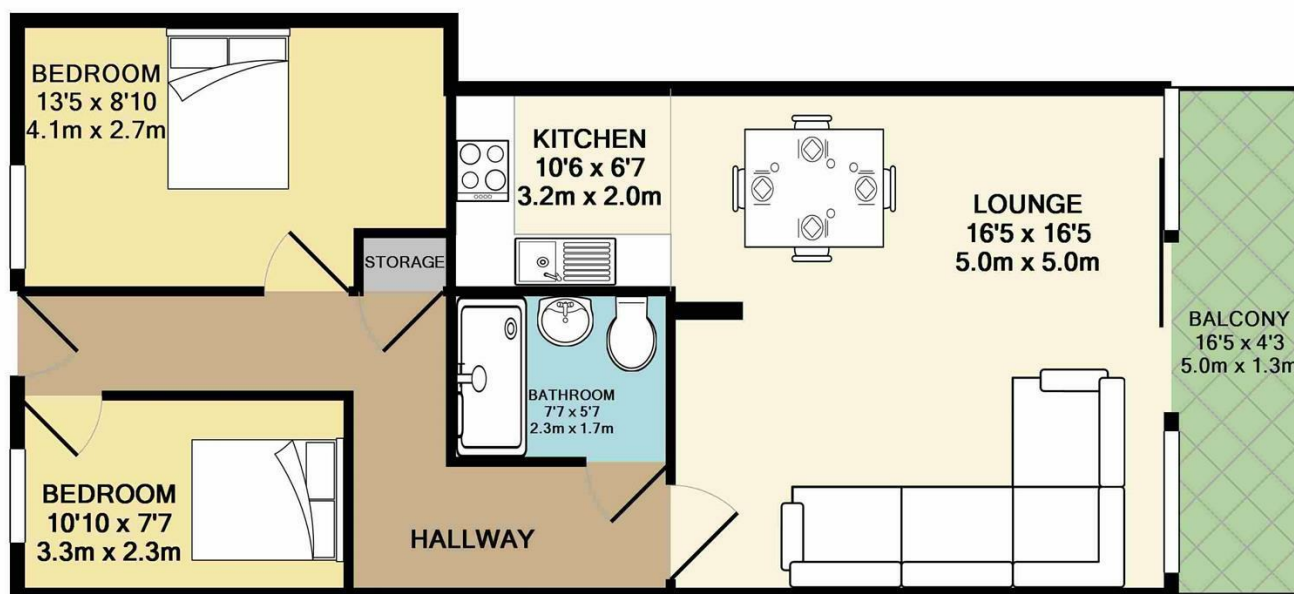


## Concord Street, Leeds, LS2 7QB

**£145,000**

- TWO BEDROOMS
- SOUTH FACING
- PERFECT FOR INVESTMENT OR FIRST TIME BUY
- ARENA QUARTER
- ONE BATHROOM
- FANTASTIC LIVING SPACE
- CLOSE TO RESTAURANTS AND BARS
- LARGE BALCONY
- POPULAR NORTHERN QUARTER AREA
- WALKING DISTANCE TO UNIVERSITIES

**\*CASH OR MORTGAGE PURCHASE\* - NO CHAIN, AVAILABLE WITH TENANTS IN SITU. TWO BED, ONE BATH APARTMENT with BALCONY in NORTHERN QUARTER AREA. FANTASTIC INVESTMENT OPPORTUNITY.** This apartment is a must view to be fully appreciated benefiting from a fantastic sized living space with full length floor to ceiling windows and balcony to match. Facing towards the South allows for plenty of natural light and a great feel to the apartment. Tucked into the recess is the kitchen area. The apartment also has two double bedrooms and house bathroom. Concord Street is situated in the ARENA QUARTER of LEEDS CITY CENTRE. Popular, up and coming area of Leeds within walking distance to various restaurants, bars and coffee shops and the Universities. This apartment is currently rented at a value of £1000 PCM until 06/26. EPC Rating: C



Concord Street - Parklane Properties  
Total Approx. Floor Area 655 Sq.Ft. (60.9 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

Front door leading into hallway. laminate flooring, wall mounted electric heater, telephone intercom, two ceiling pendant light fittings

Storage Cupboard

Housing fuse box and room for storage.

Open Plan Living/Kitchen/Diner

Fantastic L shaped open plan space with floor to ceiling Upvc double glazed sliding windows and door stretching across the width of the apartment to good sized balcony, laminate flooring throughout, ceiling pendant light fitting, two electric wall mounted heaters, the kitchen area comprises of: fitted wall and base units with laminate work tops and tiled splash back, stainless steel sink unit, ceramic electric hob, electric oven, stainless steel extractor hood over, washing machine, dish washer, free standing fridge freezer, three inset ceiling spot lights, ceiling extractor.

Bedroom One

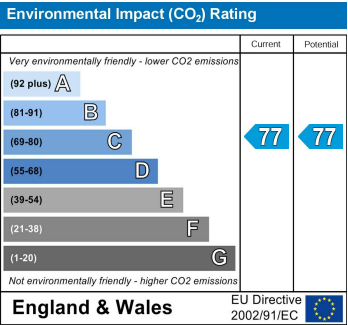
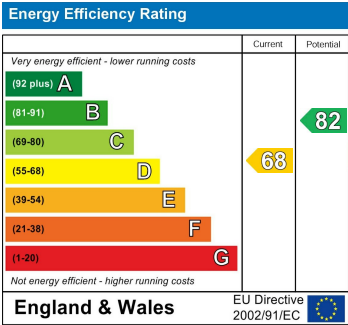
Upvc double glazed window, wall mounted electric heater, laminate flooring, ceiling pendant light fitting.

Bedroom Two

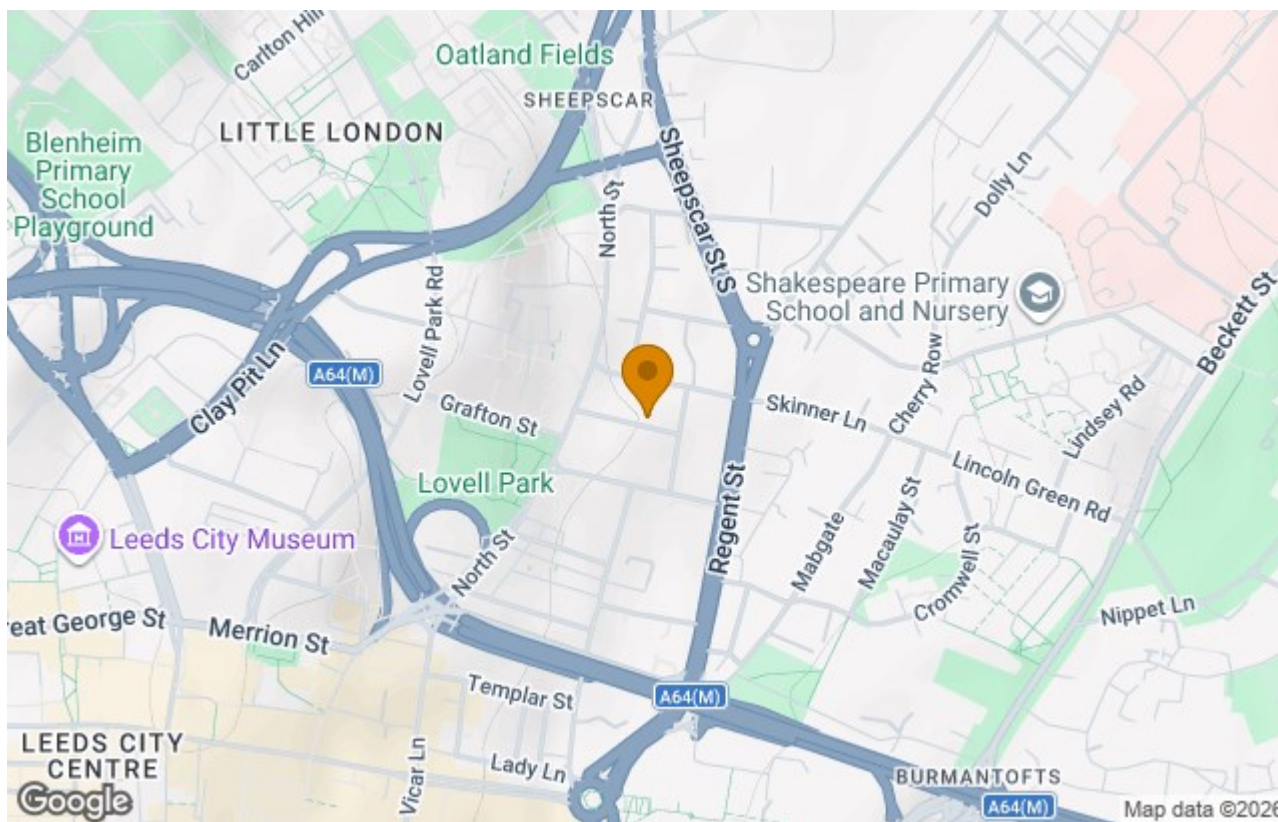
Upvc double glazed window, wall mounted electric heater, laminate flooring, ceiling pendant light fitting.

Bathroom

Double shower enclosure with electric shower, tiled vanity unit housing WC and hand wash basin, inset large mirror over, chrome towel heater, two inset ceiling spot lights, extractor fan, linoleum flooring.



Leasehold: 155 year lease from 2005, with 140 years remaining  
Service Charge: £333.71 per quarter  
Ground Rent: £200 per annum  
Council Tax Band: C



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.