



## Victoria House, Leeds, LS7 1DL

**£119,950**

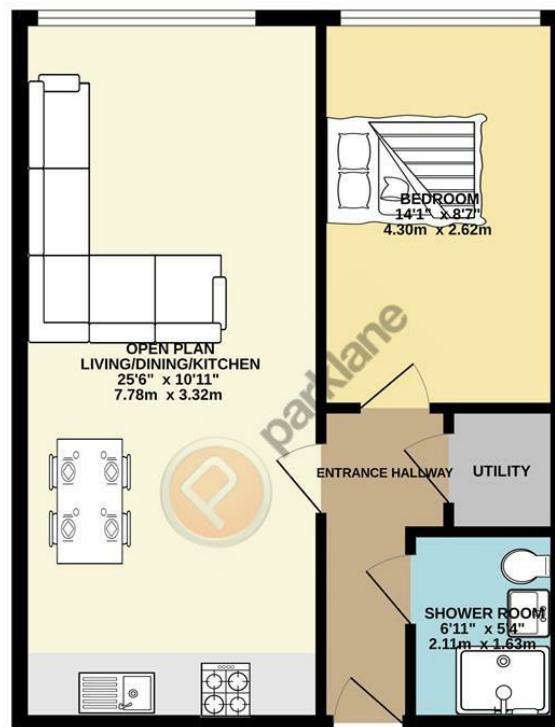
- LARGE ONE BEDROOM APARTMENT
- EWS1 CERTIFIED - OPEN TO MORTGAGE BUYERS
- EXCELLENT LINKS TO INNER RING ROAD, M62/M621/M1 MOTORWAYS
- FOB ACCESS, CCTV, LIFT ACCESS TO ALL FLOORS
- FLOOR TO CEILING WINDOWS - LIGHT AND AIRY
- SHOWER ROOM
- LOCAL AMENITIES INCLUDING ALDI
- COMMUNAL GARDEN TERRACE
- CLOSE PROXIMITY TO UNIVERSITIES & HOSPITALS
- SHORT WALK TO CENTRAL SHOPPING DISTRICT

EWS1 CERTIFIED, B1 RATING \*\*\*FANTASTIC SPACIOUS ONE BEDROOM APARTMENT ON THIRD FLOOR IN VICTORIA HOUSE. OPEN TO CASH AND MORTGAGE PURCHASERS. CURRENTLY TENANTED FOR £725PCM until August 2024\*\*\* Offering gross returns of 7.3%. Current market rental achievable of £800PCM. Ideal investment opportunity or first time buyer home.

Very well proportioned one bedroom apartment with shower room available with vacant possession and no onward chain. Fantastic floor to ceiling windows in both living and bedroom areas creating a light and airy feel. White gloss kitchen cabinetry with integrated appliances; hob, oven and fridge with separate utility cupboard housing washing machine and hot water cylinder.

Victoria House is a modern complex completed in 2018 located in an up and coming area of Leeds City Centre, within short walking distance to the main shopping district of Leeds to department stores such as Victoria Gate. Local Aldi, only one minute walk away and small retail outlet housing a gym and various other shops. Easy access to inner Ring Road linking to M621/M62 and M1 as well as close distance to St James Hospital, LGI and Universities. CCTV and lift access to all floors. EPC rating: B. Council tax band: B

Ground Floor  
497 sq.ft. (46.1 sq.m.) approx.



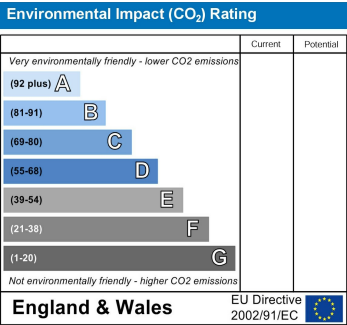
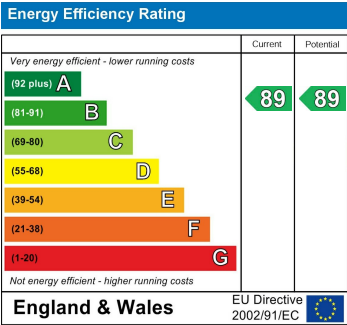
Victoria House - Parklane Properties

TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metaplan 03/2024

Leasehold and Charges

Length of lease and years remaining: 250 years from Jan 2015 - 241 years remaining  
Annual Service Charge: £350 per quarter. £1400 PA  
Annual Ground Rent: £513 PA in 2024 - RPI linked.  
Reviewed annually.  
Council Tax Band: B  
EPC rating: B







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.