



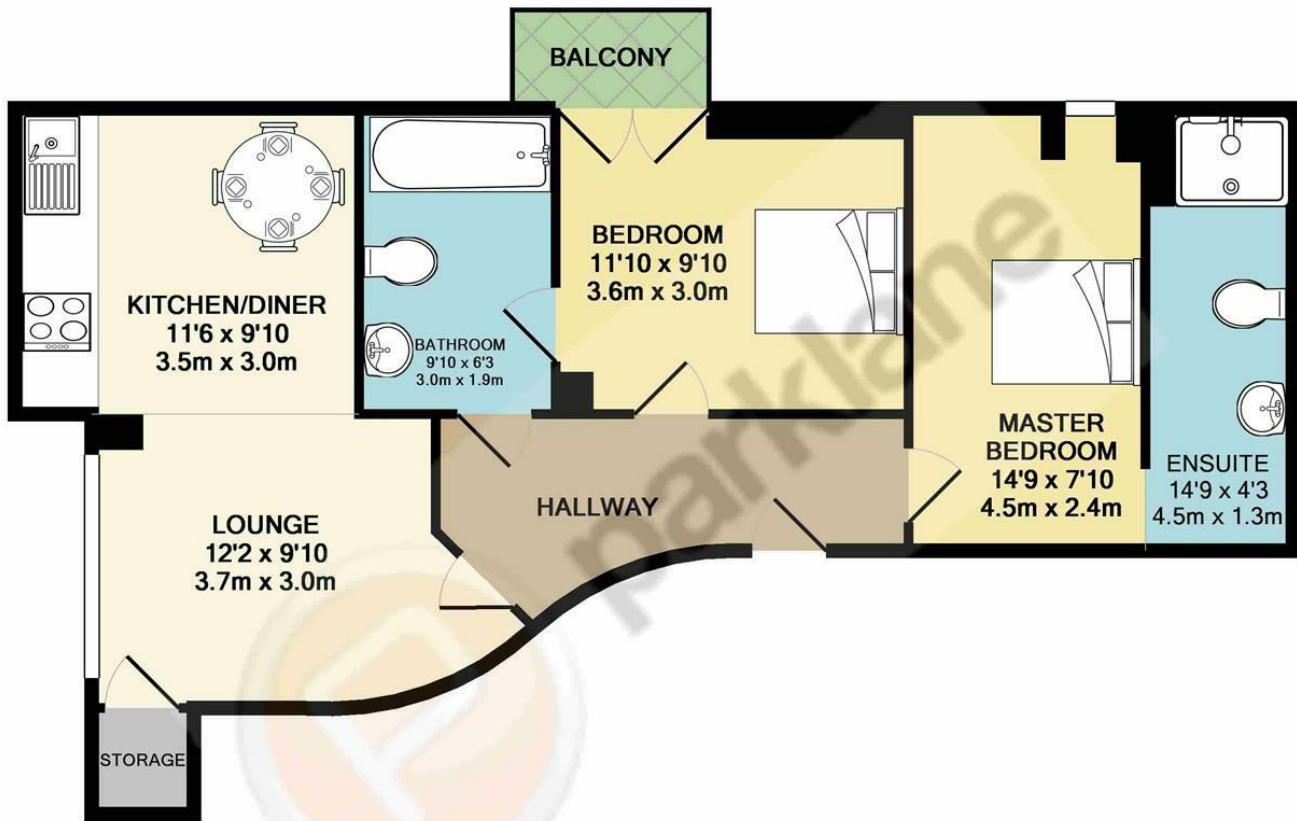
West Point, Leeds, LS1 4JJ

£169,950

- TWO BEDROOMS
- BARS & RESTAURANTS ON SITE
- AMENITIES ON YOUR DOORSTEP
- TWO BATHROOMS
- 5 MINUTE WALK TO TRAIN STATION
- FOB ENTRY SYSTEM
- BALCONY
- CENTRAL BUSINESS DISTRICT
- ON SITE CONCIERGE

Fantastic opportunity to purchase an apartment in the extremely popular WEST POINT development. TWO DOUBLE BEDROOMS, TWO BATHROOMS and BALCONY on the THIRD FLOOR. The apartment briefly comprises of: hallway with access to all rooms, good sized open plan living/kitchen/diner with fully fitted kitchen, master bedroom with ensuite shower facilities. Further double bedroom with access to 'Jack and Jill' style bathroom and doors out to the balcony. West Point is a secure fob entry development with concierge service and well maintained communal areas. There are fantastic local amenities with a supermarket, restaurants and bars below on street level. Excellent transport links to the M1/M62 and inner ring road. The train station is also only five minutes walk away perfect for commuters. ALL FURNITURE INCLUDED IN THE SALE.

EPC Rating D.
Council Tax Band E.



West Point - Parklane Properties
Total Approx. Floor Area 690 Sq.Ft. (64.1 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
Made with Metropix ©2017

Entrance Hallway

Hallway with wall mounted electric panel heater, laminate flooring and spot lighting.

Open Plan Living/Kitchen/Diner 23'7" x 19'8"

Good sized open plan living area with laminate flooring and inset ceiling spot lights, electric wall mounted panel heater. The kitchen area comprises of: fitted black gloss wall and base units with laminate work tops, integrated fridge, integrated dishwasher, stainless steel sink unit, stainless steel effect splash back, concealed extractor, under cabinet lighting, There are sealed unit floor to ceiling windows to the living area with views of the City. Storage cupboard housing washer/dryer.

Bedroom One 14'9" x 7'10"

Sealed unit double glazed window, carpeted, wall mounted electric panel heater.

En Suite Shower Room 14'9" x 4'3"

Shower enclosure, wall mounted WC and hand wash basin, partially tiled walls, tiled flooring, inset ceiling spot lighting, chrome towel heater, extractor.

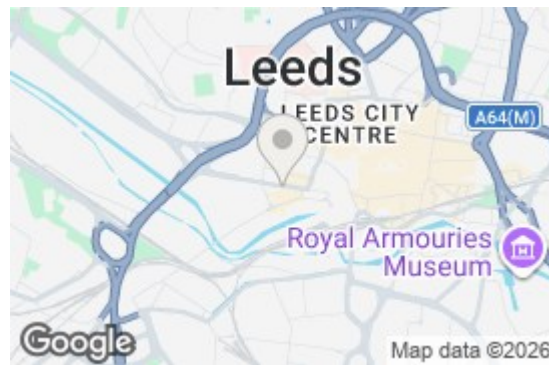
Bedroom Two 11'9" x 9'10"

Sealed unit double glazed window, wall mounted electric panel heater, carpeted, access to Jack n Jill bathroom. Doors leading to balcony.

Jack n Jill Bathroom 9'10" x 6'2"

Bath with shower over, glass shower screen, wall mounted WC and hand wash basin, inset mirror and tiled shelf, partially tiled walls, tiled floor, spot lighting, extractor, chrome towel heater.

Lease: 999 years from 2005
Service Charge: £3454.00 per annum
Ground Rent: £365.00 per annum



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.