



Albion Street, Leeds, LS2 8ES

£170,000

- 2 Double bedrooms
- Walk on Balcony
- Sought after location
- Fitted Kitchen
- House Bathroom
- Access to Universities
- Open plan Living Room
- Ensuite shower room

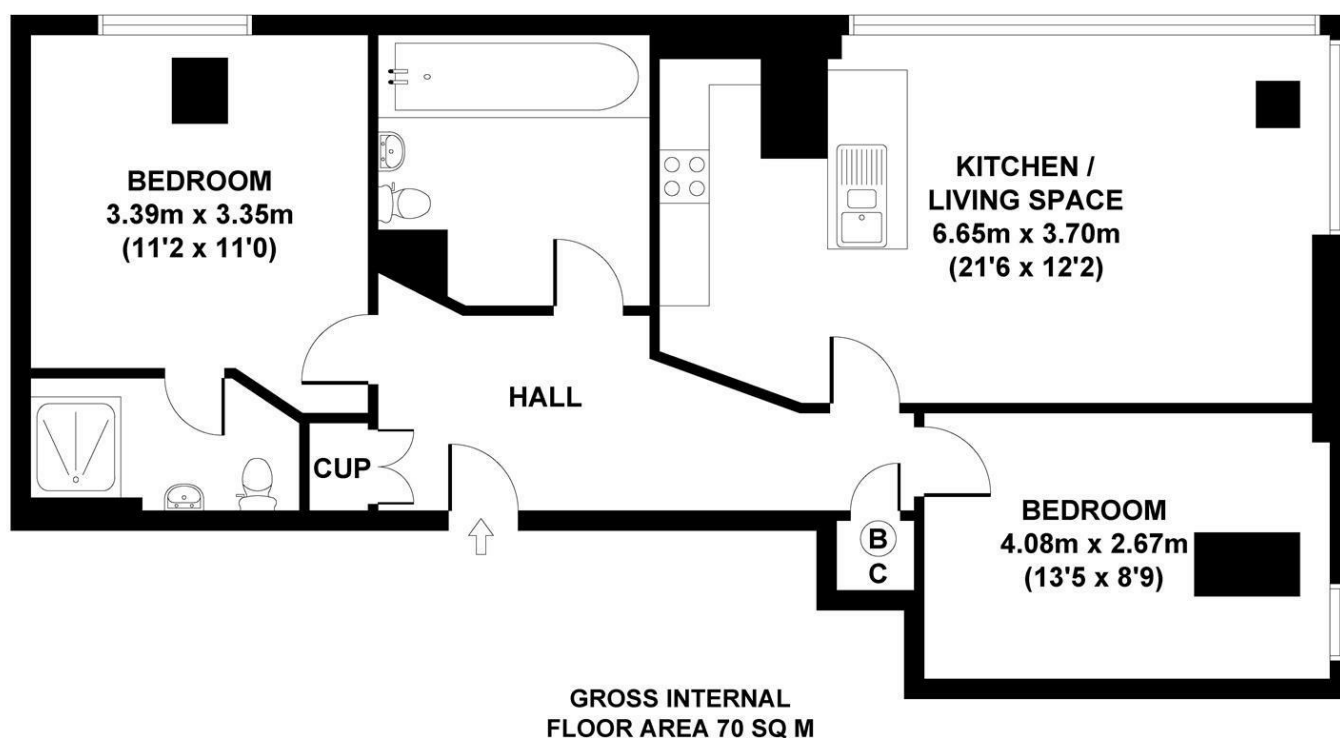
FANTASTIC 11th FLOOR APARTMENT WITH BALCONY IN THE EXTREMELY POPULAR K2 BUILDING. TWO BEDROOM, TWO BATHROOM APARTMENT, PERFECT FOR INVESTORS BUT WOULD ALSO SUIT AN OWNER OCCUPIER WISHING TO FULLY ENJOY THE BEST OF CITY LIVING.

K2 is a sought after residence situated in a fantastic city centre location for restaurants, bars, coffee shops, museums and theatres as well as the First Direct Arena. K2 is a short walk to the train station and excellent location for Universities. This apartment has fabulous views across the city which can be viewed through the floor to ceiling corner windows which also allow in lots of natural light, two good sized double bedrooms and two bathrooms.

K2 is a secure complex with fob entry system and lift access to all floors.

EPC Rating C

Council Tax Band E



K2, 125 ALBION STREET, LEEDS LS2 8ES

APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 753 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.

Leasehold Information

Lease: 155 Years from 2003

Ground Rent: £150 per annum

Service Charge: £1073.86 per quarter

Hallway

Laminate flooring, wall mounted electric radiator, storage cupboard housing Gledhill water heater and hot water timer, storage cupboard housing fuse box.

Living Room 21'9" x 12'1"

Laminate flooring, floor to ceiling UPVC double glazed windows, UPVC double glazed sliding door giving access to walk on balcony, wall mounted electric radiator.

Kitchen Area

Range of wall and base units with contrasting worksurfaces, integrated electric oven and electric hob with stainless steel extractor hood over, integrated dishwasher, integrated Fridge Freezer, plumbing for washing machine, stainless steel sink and drainer unit, breakfast bar.

Bedroom One 11'1" x 12'1"

UPVC double glazed window, wall mounted electric radiator.

Ensuite Shower Room

Fully tiled with White 3 piece suite comprising pedestal sink, toilet and shower cubicle with mains shower, tiled floor, wall mounted heated towel rail.

Bedroom 2 13'4" x 8'9"

UPVC double glazed window, wall mounted electric radiator.

Bathroom

Fully tiled with White 3 piece suite comprising pedestal sink, toilet and bath with shower over and glass shower screen, tiled floor, wall mounted heated towel rail.

Stunning 2 bedroom apartment with balcony on the 11th floor of the K2 building.



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.