

## West Point, Leeds, LS1 4JU

£209,950

- 10TH FLOOR
- CORNER APARTMENT
- FLOOR TO CEILING WINDOWS
- UNDERGROUND ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- CENTRAL LOCATION
- TWO MINUTES FROM TRAIN STATION
- FULL LENGTH BALCONY

FABULOUS 10TH FLOOR, TWO BEDROOM, TWO BATHROOM CORNER APARTMENT IN WEST POINT with ALLOCATED PARKING SPACE. The apartment briefly comprises of entrance hallway, lounge/kitchen/diner with fantastic FLOOR TO CEILING WINDOWS leading to FULL LENGTH BALCONY with views over the city, two double bedroom and two bathrooms. Finished to a high standard with allocated parking space in the undercroft. West Point is in an ideal location for the central business district, hospitals and Universities with the train station a few minutes walk away. The main shopping district is only a five minute walk with restaurants, bars and supermarkets on street level.

EPC Rating C.

Council tax band D.

## Entrance Hallway

Laminate flooring, inset ceiling spot lighting, wall mounted electric panel heater, telephone intercom system, storage cupboard housing washer/dryer, heating system.

## Open Plan Living/Kitchen/Diner

Well presented living area with floor to ceiling windows and door to full length balcony with views across the city. Laminate flooring throughout, inset ceiling spot lighting and side wall lighting, wall mounted electric heater panel. The kitchen comprises of high finish black gloss wall and base units with laminate work tops, stainless steel splash back, electric oven and hob over with extractor hood, integrated fridge and dishwasher.

## Master Bedroom

Carpeted, side wall lighting, sealed unit double glazed window, electric panel electric heater.

## Ensuite Shower Room

Shower enclosure, wall mounted WC and hand wash basin, tiled flooring, partially tiled walls with large inset mirror and shelf.

## Bedroom Two

Two sealed unit double glazed windows offering dual aspect across the city. Carpeted, side wall lighting, wall mounted electric panel heater. Access to Jack and Jill shower room.

## Jack and Jill Bathroom

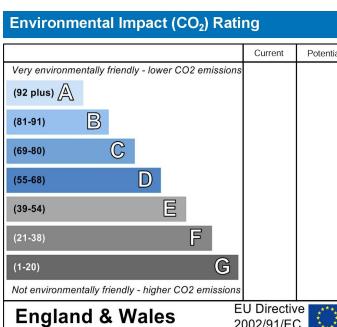
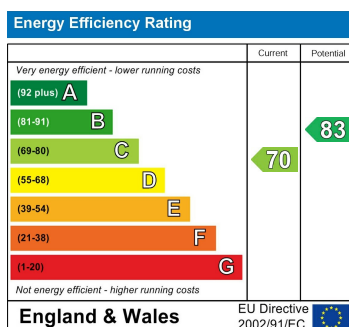
Bathroom which can be accessed from both the hallway and second bedroom. Bath with shower over, wall mounted WC and hand wash basin, tiled flooring, partially tiled walls, inset mirror with tiled shelf, wall mounted chrome towel heater, spot lighting and extractor.

## Leasehold Information

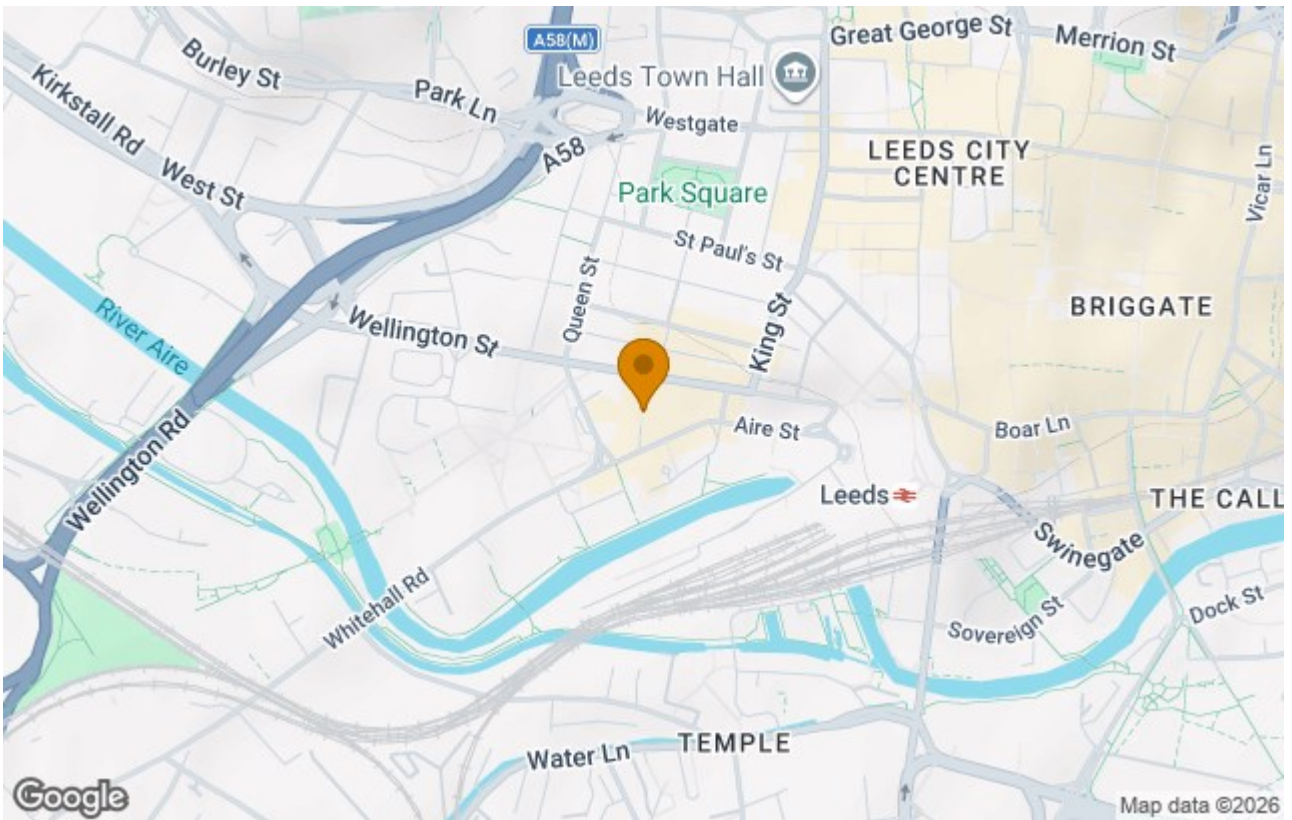
Leasehold - 999 years (minus 3 days) from 1.1.2005

Annual service charge - £2529.00 (approx)

Annual ground rent - £365.00



Two bedroom, two bathroom apartment at West Point with balcony and secure parking space.



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.