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**LINLEY &  
SIMPSON**



## **BELLE VUE COURT, LEEDS, LS3 1EU**

**\*\*INVESTMENT OPPORTUNITY / IDEAL FIRST TIME BUY\*\***A WELL PRESENTED and SPACIOUS, 1ST FLOOR, ONE BEDROOM apartment, with DUAL ASPECT VIEWS, large BOX FEATURE window and OFF STREET PARKING. CURRENTLY RENTED until January 18 @ £470pcm.

**Asking Price £84,000**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

Forming part of the Belle Vue Court development, is this spacious and well presented, 1 bedroom 1st floor apartment.

Available furnished and in need of some cosmetic uplift, the large light and bright living area, benefits from dual aspect views, which flood the room with light.

Set over 2 floors, the entrance hall leads you up from the ground floor, to the properties landing - where a modern house bathroom and the living quarters are located.

One off road parking space is included.

**Available chain free and currently rented until January 2018 @ £470pcm - with a possible rental income of £495pcm.**

#### **THE DEVELOPMENT**

Belle Vue Court, is a quirky new build development, ideally located for easy access for Leeds University, Leeds Beckett Park University, the LGI, Dental School and Art Collage. Being one of a small number of dwellings, this student friendly development, offers off street parking, separate entrances, spacious open plan living areas and gas fired central heating.

#### **LIVING SPACE**

The open plan living space is a great size and very light and bright - thanks to its dual aspect windows and feature box window - which allow the maximum amount of light to enter. Open views towards characterful residential buildings are afforded, with the tops of Leeds city centre being visible from the kitchen window.

#### **KITCHEN**

The light and bright open plan kitchen, is a great size for a property of this type and even has a large breakfast bar/kitchen island. It offers a range of white wall and base units, with handleless detail - topped off with white granite effect work-tops. Free-standing appliances include, an electric oven with ceramic hob, washing machine and fridge-freezer.

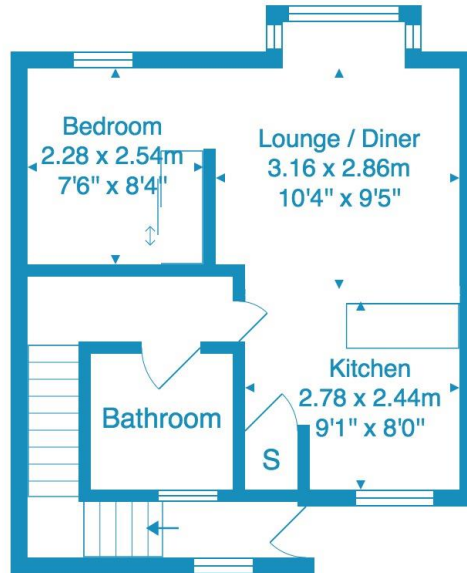
#### **BEDROOM**

The bedroom, which is open and accessed from the living space, is a great size - with a large picture window and extensive built-in wardrobes. The room easily allows for a double bed, side tables and drawers.

#### **BATHROOM**

The house bathroom is modern and contemporary, with a white suite incorporating a thermostatically controlled shower over bath, with glass shower screen. Unusually for a flat, there is a double glazed window - idea for light and ventilation.







**Total Area: 34.6 m<sup>2</sup> ... 372 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76	(69-80) <b>C</b>	78	81
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.		

The Vendor informs us of the following charges:-

Ground Rent - £25pa / Service Charge - £0pa / Buildings Insurance - £375pa

Lease term - 999 years from 1983

#### AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.