

Mertensia House, Leeds, LS9 7DR

hudson
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£90,000

2 Bedroom, Apartment



TOP FLOOR apartment in this converted building in a fringe city centre location undergoing investment.

This spacious TWO BEDROOM property offers superb value for money either for a FTB or investor.



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Description

In need of some TLC, this property is well located for access to Leeds Playhouse, bus station and Leeds shopping district including the new John Lewis.

This flat is larger than average with a spacious living room and separate kitchen which is unusual. Both bedrooms are great double sizes, both with fitted wardrobes.

Whilst the kitchen and bathroom are both internal, they benefit from natural light via skylights.

Great value for money for the size whether you be a FTB or an investor looking for a return greater than 7%.

Details

Communal Entrance

Entrance Hall

Living Room 5.2 X 4.14 (17'1" X 13'7")

Kitchen 2.24 X 3.44 (7'4" X 11'3")

Bedroom 3.86 X 3.43 (12'8" X 11'3")

Bedroom 3.66 X 3.46 (12'0" X 11'4")

Bathroom

Leasehold Information

Lease Term: 99 years from Jan 2004

Ground Rent: £200pa

Service Charge: 1262.62 pa

Quality, reliability,
security, performance...

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**...and a positive approach
to selling your home!**

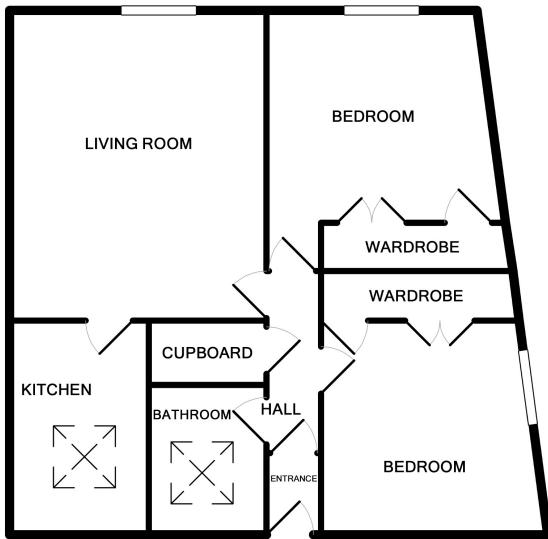
Why would you trust
anyone else?

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Floor plans

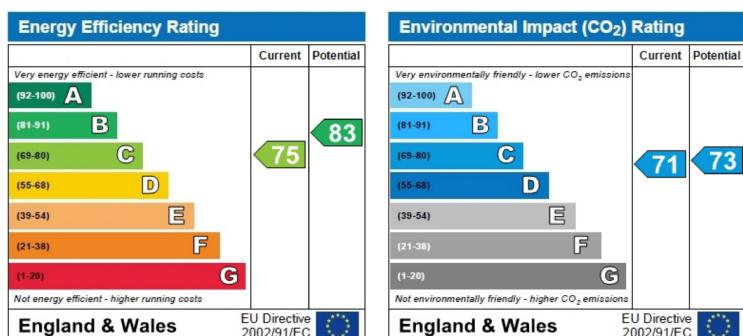


TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.8 SQ.M.)

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 reliability or efficiency can be given.

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