



## Duplex Apartment, Concord Street, Leeds, West Yorkshire LS2 7QB £165,000

**\*\*\*EXCEPTIONAL SIZE DUPLEX APARTMENT WITH SECURE PARKING - MUST BE VIEWED\*\*\*** Offering a real WOW factor, these spacious duplex apartments are almost 1100 sq ft, have been refurbished throughout. Situated in the ever popular Northern Quarter, the apartment is ideally situated for all of the amenities available in the city centre.

Set over two floors, these superb properties briefly comprise: entrance hall with stairs to first floor, contemporary recently refurbished kitchen which is open plan to a dining area and then further open to a lounge with doors out to a decked terrace area. In addition there is an inner hall which offers useful storage and a guest cloakroom to the ground floor. To the first floor there is a most spacious master bedroom, with space that could be utilised as another sitting room or study area and there are patio doors out to a balcony. There is also a second double bedroom and a recently refurbished shower room.

These really are "tardis" like and only an internal inspection will do them justice. Sample photographs. Individual furnishings may differ.



**LOCATION**

Concord Street is situated in the rapidly growing Northern Quarter of Leeds City Centre. This location is extremely sought after because of its proximity to the Victoria Gate development & John Lewis, St James' Hospital, Leeds General Infirmary, Leeds University & Leeds Train Station. The development also has great access to the Ring Road & Motorways, not to mention a short walk from many of the City centre's biggest employers and leisure amenities.

**TENURE**

Leasehold. 155 years from 2006. Ground rent £200.

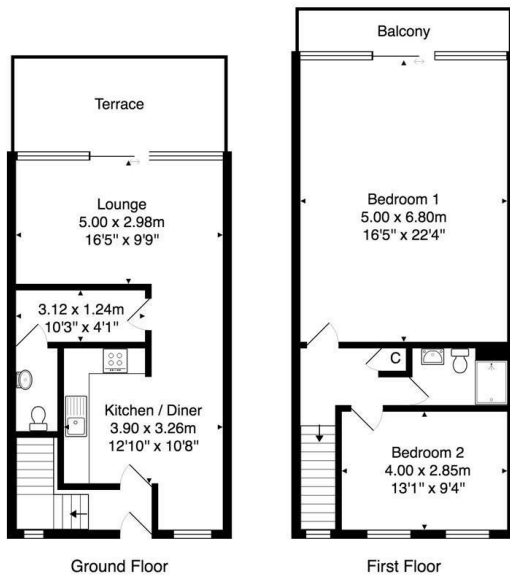
**MAINTENANCE CHARGES**

£2562.31 per annum. This includes buildings insurance and upkeep of communal areas.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 101.3 m<sup>2</sup> ... 1090 ft<sup>2</sup> (excluding terrace, balcony)

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. MISDESCRIPTIONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment. ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE



11 Station Road, Horsforth, Leeds, LS18 5PA Tel: 0113 258 1150  
sales@adairpaxton.co.uk www.adairpaxton.co.uk

