



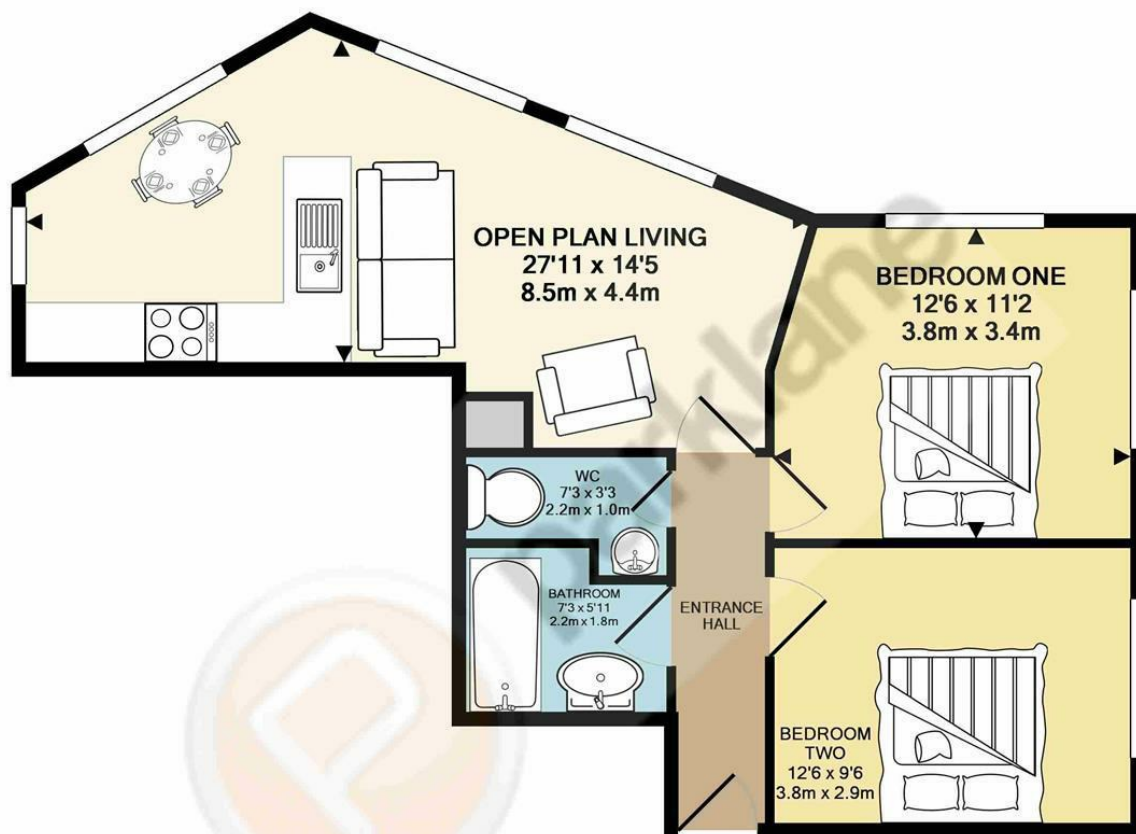
## Mackintosh House, Leeds, LS2 7PS

**£169,950**

- CHARACTERFUL APARTMENT
- BATHROOM WITH SEPARATE WC
- LOVELY GREEN OUTLOOK ONTO LOVELL PARK
- CLOSE TO UNIVERSITIES AND HOSPITALS
- ORIGINAL FEATURE WINDOWS
- FANTASTIC LOCATION
- MINUTES FROM CENTRAL SHOPPING AREA
- TWO GOOD SIZED DOUBLE BEDROOMS
- CLOSE TO MERRION ST
- WALKING DISTANCE TO TRAIN STATION

\*\*\*\*NORTHERN QUARTER DISTRICT\*\*\*\* Parklane have a fantastic apartment available for sale in an extremely popular location which only continues to improve. TWO BEDROOMS, HOUSE BATHROOM, ORIGINAL WINDOWS. CHARACTER PROPERTY perfect for first time buyer or investor.

The apartment benefits from large original feature windows creating a light and airy apartment with views across Lovell Park. The property also benefits from two good sized bedrooms both similar in size, open plan living space, bathroom and separate WC. Excellent location for various restaurants and bars on Merrion Street and the Grande Arcade with The Reliance pub on your doorstep. Within minutes walk to the central shopping district, close to Universities and the arena. Currently tenanted until October 2019. Available with NO CHAIN and VACANT POSSESSION. EPC Rating: D



Mackintosh House - Parklane Properties  
 Total Approx. Floor Area 624 Sq.Ft. (57.9 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 operability or efficiency can be given  
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## Entrance Hallway

Laminate flooring, access to all rooms.

## Open Plan Living/Kitchen/Diner

Laminate flooring throughout, three large original feature windows with secondary glazing, further Upvc double glazed window to the kitchen area, feature coving throughout, cupboard housing hot water tank. The kitchen area has fitted wall and base units with laminate work tops and under cabinet lighting, electric oven and hob with concealed extractor hood over, stainless steel sink unit and drainer, tiled splash back, integrated washer/dryer, free standing fridge freezer.

## Bedroom One

Original feature window with secondary glazing and further Upvc double glazed window offering dual aspect and lots of natural light into the bedroom, laminate flooring,

## Bedroom Two

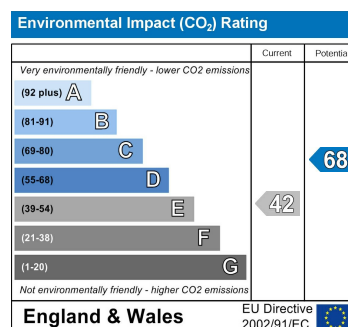
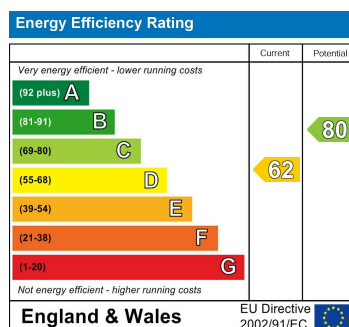
Upvc double glazed window, laminate flooring.

## Bathroom

Bath with electric shower over, pedestal hand wash basin, partially tiled walls, laminate flooring.

## Separate WC

Low level flush WS, wall mounted hand wash basin, partially tiled walls, laminate flooring.

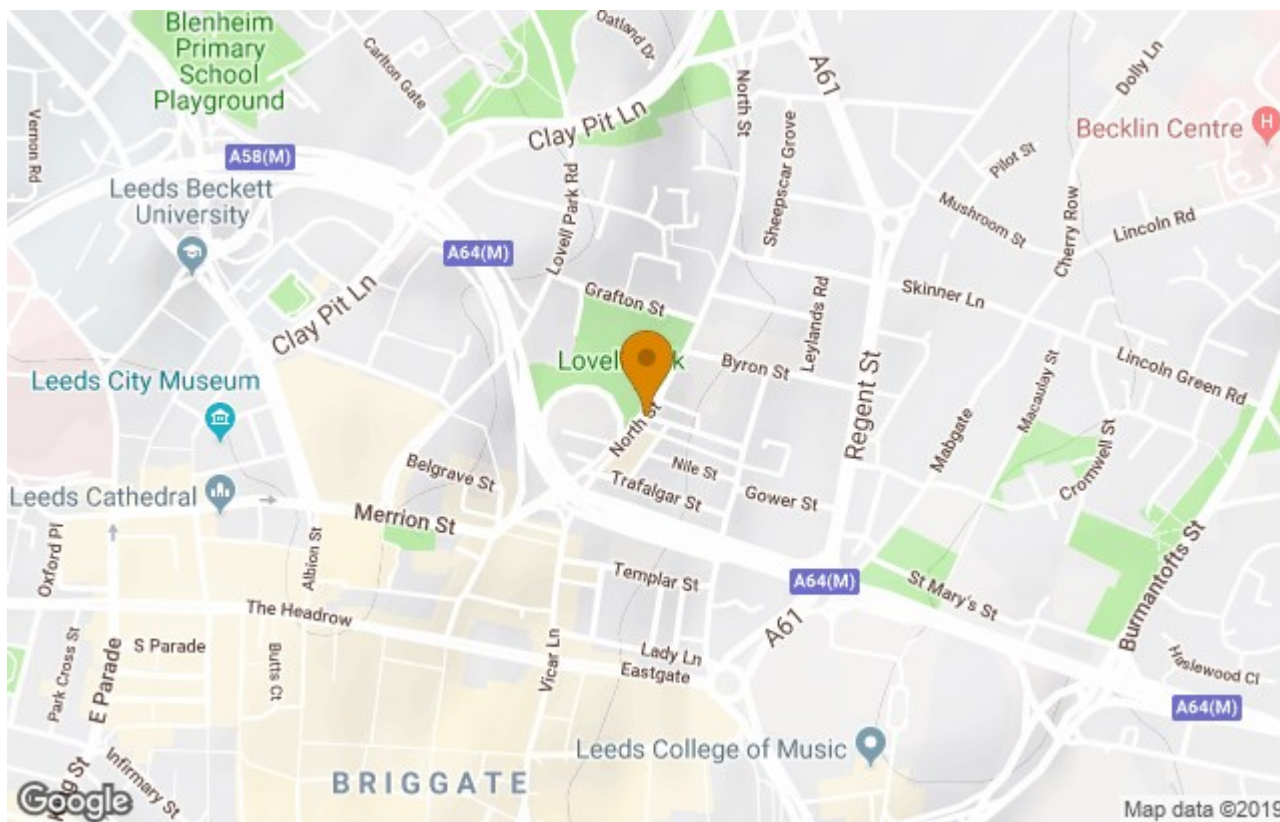
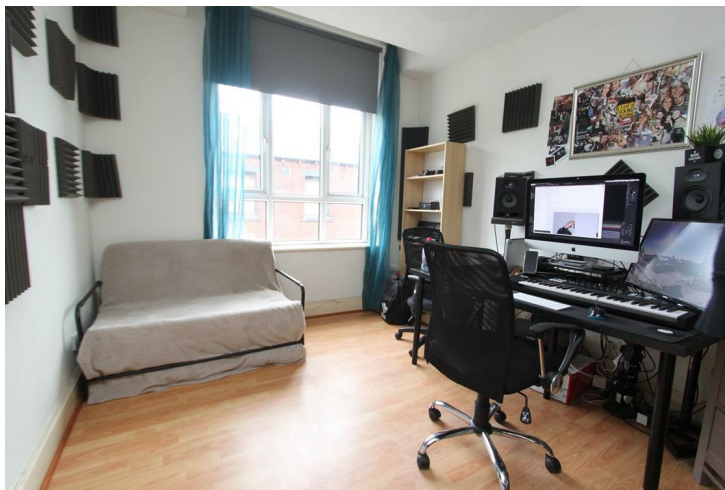


**Leasehold: 125 years from 1999.**

**Service charge: £1680 PA**

**Ground rent: £100 PA**





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.