



**Asking Price Of £165,000**

**42 North Crescent, Leeds, LS2 8JS**

- 2 BEDROOMS
- SECURE PARKING
- PRIVATE BALCONY
- SEPERATE KITCHEN
- COMMUNAL GARDENS
- NORTH STREET LOCATION
- POTENTIAL RENT OF £950 PCM

**\*\* MODERN TWO BEDROOM \*\* PARKING INCLUDED \*\* BALCONY \*\* SEPARATE KITCHEN \*\* NORTH STREET \*\***





Zenko Properties would like to present this fantastic first floor, two bedroomed apartment at North Crescent, which is on North Street and the door step of destinations such as the brand new John Lewis, Northern Ballet, Leeds City bus station and Leeds University. The development also has great access to the ring road and Motorways, not to mention a short walk from many of the city centre's biggest employers and leisure amenities.

North Crescent is located in Leeds City Centre and is perfectly positioned for city dwellers who wish to enjoy some of the city's top leisure attractions whilst being on the door step of some of the Leeds biggest employers.

Recently refurbished on 2016. Two bedroom apartment, with private balcony, modern and seperate kitchen with built in fridge, dishwasher and granite work tops. Large and spacious lounge with plenty of natural light, overlooking the courtyard with access onto the balcony.

Two double bedrooms which are both carpeted, equipped with side tables and wardrobes. Modern bathroom suite with bath over shower, build in large mirror, cabinet under sink and window. Storage room in the hallway with water cylinder and washer/dryer.

Lease : 247 years remaining

Service charge : £1,320 per year

Ground rent : £250 per year

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements