



161 Concord Street, Leeds, West Yorkshire LS2 7QB

£129,950

LARGER STYLE TWO BEDROOM APARTMENT WITHIN WALKING DISTANCE OF LEEDS CITY CENTRE Situated in this popular development and having been fully refurbished throughout, this delightful apartment simply **MUST BE VIEWED** to be appreciated. The apartment briefly comprises: entrance hall, spacious, open plan living room/kitchen with dining area and access to a South facing balcony, two double bedrooms and a contemporary shower room. Offering immediate vacant possession and ready to move in to, this apartment is **PRICED TO SELL** and early internal viewing is advised. **NO ONWARD CHAIN.**



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 CHARGE

£1,576.09 per annum. This includes buildings insurance and upkeep of communal areas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	82
England & Wales	EU Directive 2002/91/EC	



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

