



parklane

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125 Albion Street, Leeds, LS2 8ES

£235,000

- TWO DOUBLE BEDROOMS
- AMAZING VIEWS ACROSS THE CITY
- SECURE FOB ENTRY & LIFT ACCESS TO ALL FLOORS
- ALLOCATED PARKING SPACE
- TWO BATHROOMS
- FLOOR TO CEILING CORNER WINDOWS
- CASH BUYERS
- 15TH FLOOR
- POPULAR K2 DEVELOPMENT
- EXCELLENT LOCATION FOR ALL AMENITIES



PRICE REDUCTION - BELOW MARKET VALUE FOR QUICK SALE ****CASH BUYERS ONLY****
FANTASTIC 15th FLOOR APARTMENT FACING TO SOUTH EAST. TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY & ALLOCATED PARKING SPACE IN THE EXTREMELY POPULAR K2 BUILDING. PERFECT FOR INVESTORS LOOKING FOR A POPULAR RESIDENTIAL UNIT OFFERING A REALISTIC RENTAL INCOME OF £1500 PCM. WOULD ALSO SUIT OWNER OCCUPIER WISHING TO FULLY ENJOY THE BEST OF CITY LIVING.

K2 is a sought after residence situated in a fantastic city centre location for restaurants, bars, coffee shops, museums and theatres as well as the First Direct Arena. K2 is a short walk to the train station and excellent location for Universities. This apartment has fabulous views across the city which can be viewed through the floor to ceiling corner windows which also allow in lots of natural light, two good sized double bedrooms, two bathrooms and parking. K2 is a secure complex with fob entry system and lift access to all floors. EPC Rating C

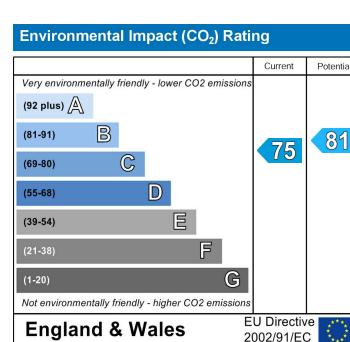
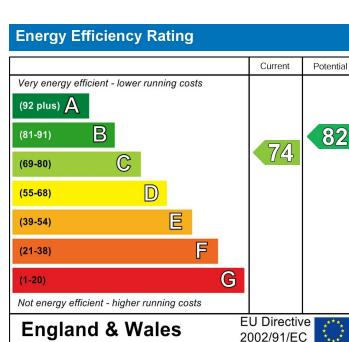
Ground Floor
877 sq.ft. (81.4 sq.m.) approx.



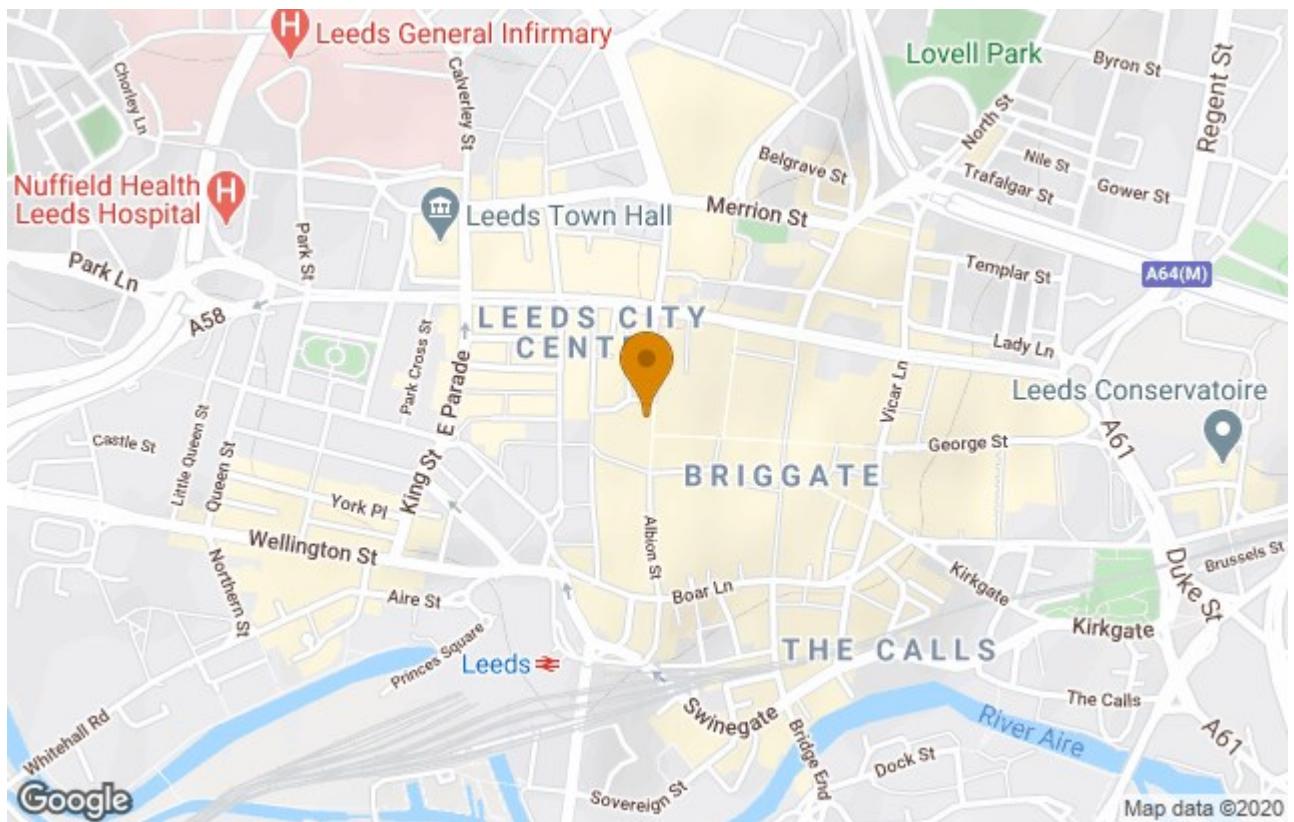
K2 - Parklane Properties

TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Leasehold: 155 years from 2003
Service Charge: £2,772.84 PA
Ground Rent: £155.00 PA
Parking Charges: £759.40



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.