




Stoneacre
Properties

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Citispace, Regent Street, LS2 7JP

£75,000

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

***** IDEAL BTL OPPORTUNITY FOR CASH BUYERS - CITY CENTRE APARTMENT ***** Stoneacre Properties are delighted to be able to offer for sale a compact yet well planned apartment which can be found on the first floor (with lift) of a purpose built block of flats close to Leeds City Centre and therefore moments away from all multiple shopping and transport amenities. Featuring an entrance hallway with bespoke fitted storage, open plan reception room/kitchen having a range of fitted units and washing machine, double bedroom, shower room and access to a communal roof garden, early internal viewings are strongly advised as we do not expect this property to remain on the market for long!

- EPC RATING TBC
- IDEAL BTL INVESTMENT
- CLOSE TO CITY CENTRE
- OPEN PLAN LOUNGE/KITCHEN
- LIFT ACCESS
- ROOF GARDEN

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

COMMUNAL ENTRANCE

Well presented communal areas with secure entry system, postboxes with stairs and lift to 1st floor.

ENTRANCE HALL

Having a range of bespoke fitted storage and access to all rooms.



LOUNGE-KITCHEN

Lounge area with double glazed floor to ceiling window, wood strip laminate flooring, wall mounted electric heater and open to the kitchen having a range of wall and base units with complementary worksurfaces and black brick tiled splashback, stainless steel sink drainer, freestanding cooker and washing machine, along with a breakfast bar seating area.



BEDROOM

Generous double bedroom with double glazed floor to ceiling window, wood strip laminate flooring, alcove shelving.



SHOWER ROOM

Shower room comprising W.C, wash hand basin and shower cubicle.

EXTERNAL

The property benefits from access to a communal roof garden.

TENURE

We are advised the property is leasehold with a term of 125years from 2004. The current service charge is approximately £829 per annum and the ground rent is £150 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

