

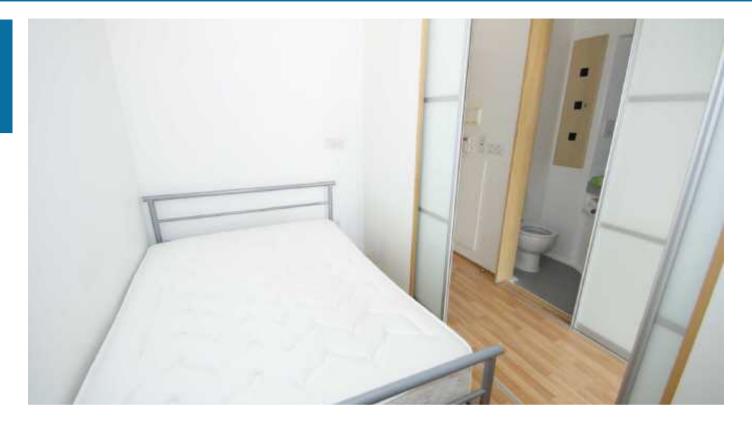
NORTH LEEDS 184 Harrogate Road, Chapel Allerton, Leeds LS7 4NZ Tel: 0113 237 0999 info@stoneacreproperties.co.uk www.stoneacreproperties.co.uk



W505 Citispace, Regent Street, Leeds, LS2 7JQ £65,000

W505 Citispace, Regent Street, Leeds, LS2 7JQ

- IDEAL BTL INVESTMENT
- LEEDS CITY CENTRE
- CURRENTLY LET AT £450 PCM
- EPC RATING B
- COMMUNAL ROOF GARDEN



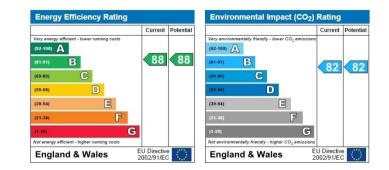
*** READY MADE INVESTMENT OPPORTUNITY - CURRENTLY LET AT £450PCM UNTIL 2022 *** Stoneacre Properties are pleased to be able to offer for sale a compact yet well planned apartment located on the first floor (with lift) of an attractive purpose built development of flats close to Leeds City Centre and therefore within reach of all shopping and transport amenities that are on offer there. We have been advised by the vendor that the property is currently let at a figure of £450 per calendar month and in our opinion, the apartment would make an ideal rental investment. Featuring a reception room/ kitchen, bedroom, shower room and a communal roof garden, early internal viewings are strongly advised.

LEASE

We are advised the property is leasehold with a term of 125years from 2004. A buyer is advised to obtain verification from their solicitor or legal advisor.











NORTH LEEDS

Stoneacre Properties 184 Harrogate Road Chapel Allerton Leeds, LS7 4NZ Tel: 0113 237 0999 info@stoneacreproperties.co.uk www.stoneacreproperties.co.uk

EAST LEEDS Stoneacre Properties I Colton Road Whitkirk Leeds, LS15 9AA Tel: 0113 260 9111 whitkirk@ctoneacroproportion of

whitkirk@stoneacreproperties.co.uk www.stoneacreproperties.co.uk You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.