



ELBA, GOTTS ROAD,  
LEEDS, WEST  
YORKSHIRE, LS12  
1DD  
Fixed Price £160,000  
2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Forming part of the popular City Island development, is this 2 bedroom apartment - which offers well planned accommodation covering more than 657sqft.

Available furnished, the open plan living area is a good size and benefits from two large picture windows, one being floor to ceiling - both of which flood the room with light.

The recessed fitted kitchen has cherry wood cupboard doors, with feature beech accents and comes complete with integrated appliances, black worktops and low level lighting.

Off the entrance hall is a contemporary bathroom, storage / cylinder cupboard and two double bedrooms - the master having French doors which open onto a glazed balcony.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,812.00

Lease Term 986 years remaining.

Parking can be purchased through separate negotiation for £20,000.

### **THE DEVELOPMENT:-**

City Island is a quality residential development, built between the River Aire and Leeds Liverpool canal. There is an on-site Concierge, extensive communal grounds and feature pond with fountains. This property is well positioned for easy access into and out of the city centre, as well as the bars and restaurants the West End of the city has to offer.

### **LOUNGE / DINING ROOM:-**

The open plan living space is a good size, light and bright - with engineered wood flooring, recessed ceiling lighting and chrome fixtures and fittings. A floor to ceiling window, along with another large picture window, offer lovely views over the developments communal gardens below.

### **KITCHEN:-**

The recessed kitchen offers a variety of stainless steel built-in appliances, including an electric oven and ceramic hob with extractor over - as well as a fridge with freezer box and washing machine. The wall and base units are cherry wood, finished off with black granite effect worktops, silver splashbacks and low level under cupboard halogen lighting.

### **BEDROOM 1:-**

The main bedroom is a good size, light and bright - with space for a double bed, side tables and wardrobes. The room also boasts floor to ceiling French doors, which provide access to a decked and glazed balcony, that offers lovely views over the central piazza below and fish pond beyond.

### **BEDROOM 2:-**

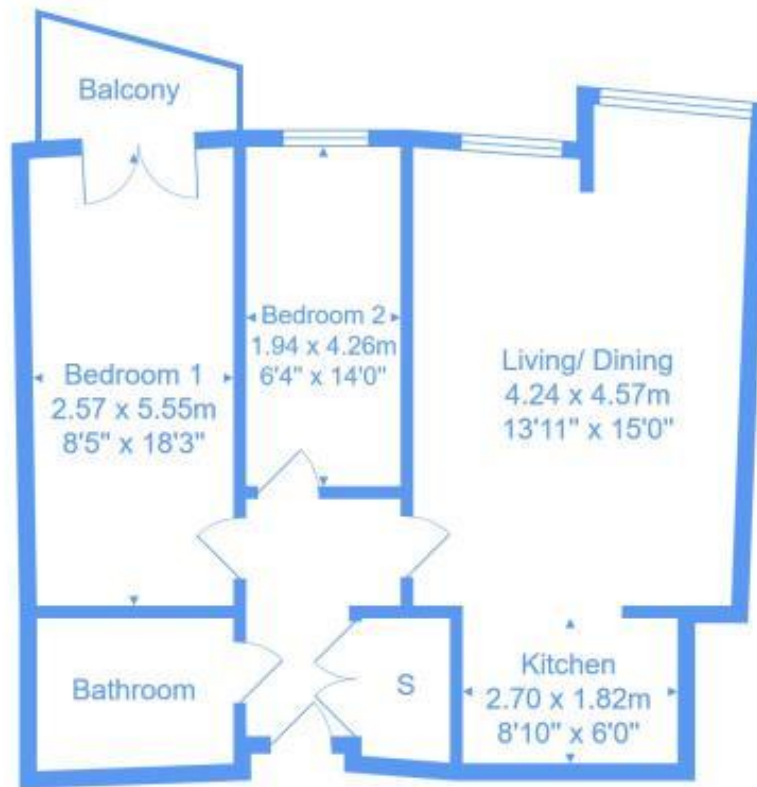
The second bedroom is the smaller of the two, but still a good size by city centre standards. Allowing for a double bed, side tables and wardrobes, it's ideal for owner-occupiers and sharers alike.

### **BATHROOM:-**

The house bathroom is mainly tiled in white, with designer chrome fixtures and fittings - including a mixer controlled shower over bath, floating toilet and sink, large wall mounted mirror with glass storage shelf and a chrome heated towel rail.







All measurements are approximate and for display purposes only.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.		

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