



VASSALI HOUSE, 20  
CENTRAL ROAD,  
LEEDS, WEST  
YORKSHIRE, LS1 6DE  
£155,000  
1 Bedroom Flat  
EPC Rating: E

LINLEY &  
SIMPSON

Located on Central Road in the small boutique grade II listed residential development of Vassali House, is this spacious, one bedroom (open plan) apartment.

Covering 546 sqft, the open plan living area has distinct sitting and dining areas - both of which benefit from large picture windows, which flood the space with light.

Located off the spacious entrance hall, is a great size double bedroom, large bathroom, two storage cupboards and a built-in wardrobe.

The Vendor informs us the following charges apply:-

Ground Rent - £150pa / Service Charge - £1,330.01pa / Lease Term 150 years from 2001.

CURRENTLY RENTED until the 27<sup>th</sup> August 2022 @ £775pcm, with a possible return of £795pcm.

### **THE DEVELOPMENT:-**

Vassali House is a grade 2 listed former warehouse on Central Road, which has been carefully converted into 25 individual apartments. Most retain original features, including fireplaces, wooden floors, sash windows and high ceilings. There is also a beautiful central staircase which encompasses a cage style lift to all floors.

### **ENTRANCE HALL:-**

The entrance hall is very spacious and offers plenty of storage, split over 3 built-in cupboards.

### **LIVING SPACE:-**

The open plan lounge is very spacious and allows for both comfortable lounging and dining. Two large feature windows flood the room with light and offer views over Central Road below.

### **KITCHEN:-**

The recessed kitchen is generous in size and has a range of cherry inspired, wall and base units, finished off with blue tiling. Integrated appliances include, a fridge, electric oven with extractor and washing machine.

### **BEDROOM:-**

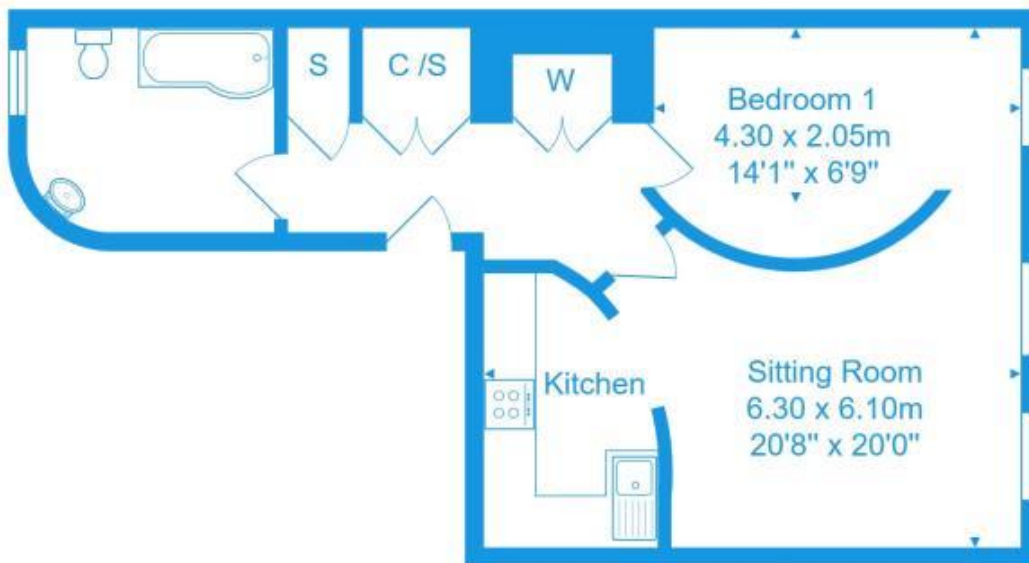
The bedroom, which is open at the far end to the living space, is a great size, light and bright - thanks to its large feature window. The room easily allows for a king-size bed, side tables and a study area if so desire.

### **BATHROOM:-**

The bathroom is a great size, with a 3 piece suite in white, with mixer controlled shower over kidney shaped bath, pedestal hand wash basin and heated towel rail.







Total Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not energy efficient - higher running costs</b>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>	
	73	65	63
54			
<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.	

#### AGENTS NOTES:

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