



BRITANNIA HOUSE,
16 YORK PLACE,
LEEDS, LS1 2EU

£120,000

0 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

Forming part of the popular Britannia House development, is this well presented and spacious, studio apartment.

Covering over 484 sqft, the open plan living area occupies a second floor position, with large picture windows - offering a south facing aspect.

The separate kitchen has grey cupboard doors, with wood effect tops and integrated appliances.

Off the spacious entrance hall, is a large shower room and handy storage cupboard.

The Vendor advises us that the following charges apply:-

Ground Rent - £260pa (reviewed every 10 years at HPI) / Service Charge - £1,672pa / Lease Term - 999 years from 1999 / Council Tax - C = £1,653.53pa

EWS1:- B1 rated, so fully compliant.

Please note, that there is no lift.

CURRENTLY RENTED on a rolling basis, with a potential rent of £700pcm.

THE DEVELOPMENT:-

Britannia House is a very central development and located in the Financial District. Mainly made up of studio style apartments, with a handful of two bedroom apartments on the top floor. The communal areas are light and bright and there is an onsite launderette.

York Place is a quite one way street which runs parallel with Wellington Street and Park Place. There are a variety of local bars and restaurants to sample as well as the beautiful Park Square to explore.

LIVING SPACE:-

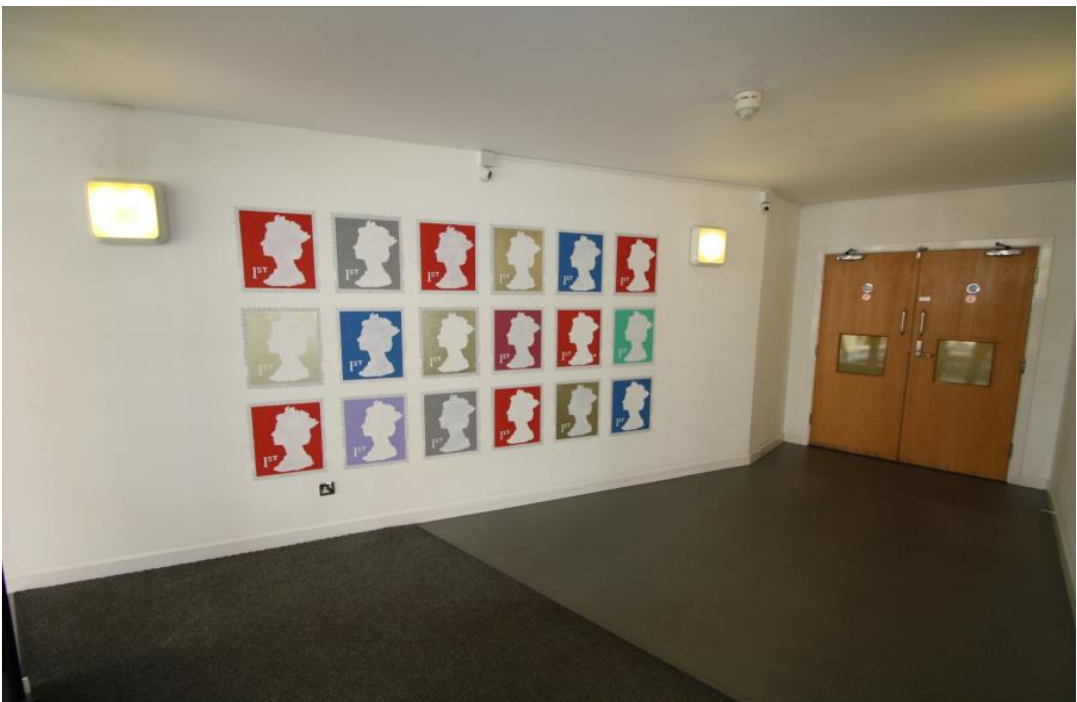
The living / sleeping quarters within this apartment, are very generous for a property of this. The room is rectangular, so no space is wasted and will easily allow for lounging and dining, as well as providing adequate sleeping accommodation. Two huge angled windows, flood the space with light and offer south facing views towards the rooftops of Leeds beyond.

KITCHEN:-

The separate kitchen is well planned and offers exceptional worktops and storage for such a small space. There are built-in appliances, including an electric oven, halogen hob and fridge, all finished off with wood effect worktops.

SHOWER ROOM:-

This room again is extremely spacious and incorporates a corner shower unit, with mixer controlled shower, white bathroom suite with chrome fixtures and fittings, wall mirror and heated towel rail.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66	72	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.