



FLYBOAT HOUSE,
NAVIGATION WALK,
LEEDS, WEST
YORKSHIRE, LS10 1JJ
£180,000
2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

A unique opportunity to purchase a traditional apartment in the sought after development of Victoria Quays.

This well presented and characterful, 2 bedroom, 1st floor apartment is available for sale for the first time in 20 years.

The open plan living area caters for dining and lounging, both of which benefit from a large sash window - which floods the room with light.

The recessed kitchen features a variety of built-in appliances, including an electric oven, hob and fridge-freezer.

Located off the central hallway, is a good size bedroom, with extensive and the bathroom.

One allocated parking space is included.

The Vendor informs us the following charges apply:-

Ground Rent - £25pa (the same since 1987) / Service Charge - £1,476.00pa / Lease Term 150 years from 1987 / Council Tax Band - B = £1,446.84pa

AVAILABLE IMMEDIATELY, with a potential rent of £875pcm.

THE DEVELOPMENT:-

Flyboat House is a former waterside warehouse, which forms part of the Victoria Quays Development, located off Dock Street. It has been carefully converted into 25 individual apartments, where most have either river or lagoon views, but all have an allocated parking space. This development is very central to Leeds city, so not only benefits from a stunning waterside location, but is just a short stroll from the hustle and bustle of city life.

LIVING SPACE:-

Upon entering the property, you meet a bright living space, which is flooded with light from its large sash picture window, complete with deep sill - that offers views over the central lagoon below. The room boasts high ceilings, engineered flooring and allows for both lounging and dining.

KITCHEN:-

The recessed kitchen incorporates white wall and base units, finished off with granite effect worktops and recessed ceiling lighting. Stainless steel built-in appliances include, an electric oven and hob with chimney hood over - as well as a built-in fridge-freezer and washing machine.

BEDROOM 1:-

The main bedroom is a good size, with high ceilings and feature sash style widow, again with a deep sill and surround - adding to the character feel. The room allows for a king-size bed, side tables and drawers - with extensive free-standing wardrobes providing both hanging space and additional storage.

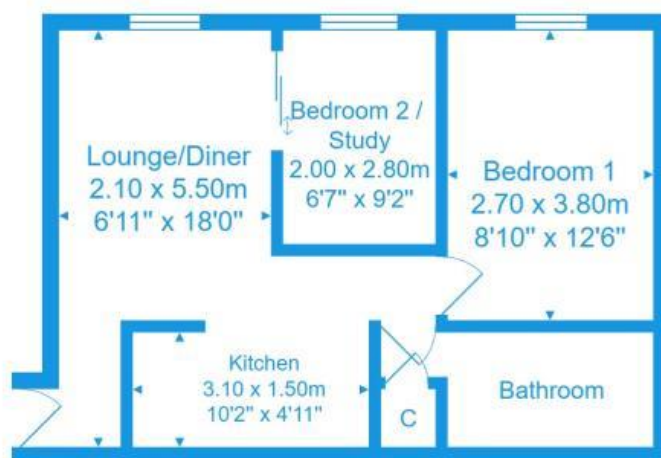
BEDROOM 2:-

The second bedroom, which is accessed from the living space via a sliding door, makes an idea guest room or full time study. The room benefits from a south facing sash window, again with a deep sill and surround - that floods the space with light. The room will allow for a $\frac{3}{4}$ double bed, side table and wardrobe - therefore making it possible for sharers.

BATHROOM:-

The bathroom is fully tiled and incorporates a 3 piece white suite - with electric shower over bath, pedestal wash hand basin, low level w/c, chrome heated towel rail and wall mounted circular mirror.





Total Area: 43.0 m² ... 463 ft²

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.