



BRITANNIA HOUSE,
16 YORK PLACE,
LEEDS, WEST
YORKSHIRE, LS1 2EU
£125,000
0 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Forming part of the popular Britannia House development, is this beautifully presented, 2nd floor, studio apartment.

Covering 368 sqft, the light and bright living space boasts large picture windows - that offer city views in an easterly direction.

The separate kitchen has grey wall and base units, wood effect worktops and integrated appliances.

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

CURRENTLY RENTED on a rolling basis, with a potential rent of £675pcm.

The Vendor advises us that the following charges apply:-

Ground Rent - £260pa (reviewed every 10 years at HPI) / Service Charge - £1,204.32 / 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.

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 on-site 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 type. The room is rectangular, so no space is wasted, therefore allowing for the easy placement of lounging and dining furniture - the bed folds down from smart built-in wardrobes. Room width windows, flood the space with light and offer views over York Place below and the city beyond in an easterly direction.

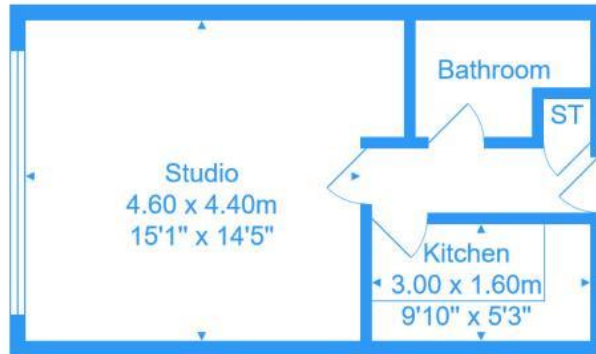
KITCHEN:-

The separate kitchen is well planned and offers exceptional work space and storage, for this type of property. Built-in appliances include, an electric oven, halogen hob, chimney extractor and fridge - there is also the added benefit of a recently replaced water heater.

SHOWER ROOM:-

The shower room encompasses an electric shower, white suite, chrome fixtures and fittings, wall mounted mirror and heated towel rail.





Total Area: 34.1 m² ... 368 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

AGENTS NOTES:

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