



Velocity West, LS11
9BG
£180,000

2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

This is a spacious and beautifully presented, 2 bedroom, 2 bathroom, 6th floor apartment - forming part of this highly sought after development of Velocity.

Covering over 740sqft, the open plan living area offers a well fitted kitchen, with high-end built-in appliances, including a halogen hob, dishwasher and washer/dryer.

The lounge/diner has large floor to ceiling patio doors, which open onto a corner balcony - offering city views.

Off the spacious entrance hall, is a contemporary house bathroom, 2 double bedrooms, one with built-in wardrobes and a master en-suite - as well as a handy storage cupboard.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,250.00pa

Lease - 988 years remaining

THE DEVELOPMENT

Velocity is a very popular development with owner-occupiers and tenants alike. It takes the form of four individual blocks, the majority with balconies, but all with parking.

Being positioned south of the city, it offers both easy access into and out of the city centre, with the main motorways being just around the corner. Being part of the up and coming South Bank project - this location is one to watch in the future.

LOUNGE / DINING ROOM

The open plan living space in this particular apartment, is one of the most spacious in the Velocity development. It occupies a dual aspect position and offers distinctive living and dining areas, both of which benefit from full height windows, which give access to a corner balcony.

KITCHEN

Being part of the lounge / diner, the kitchen is beach in colour, with matching grey work tops. There are a variety of high end appliances, including an electric oven, halogen hob with extractor hood over, dishwasher, washing machine and free-standing fridge-freezer.

BEDROOM 1

The master bedroom is a great size and will allow for a king-size bed, side tables and drawers - with built-in wardrobes providing both hanging space and additional storage. Views are afforded to the west and the room also benefits from a pretty en-suite shower room, with mixer controlled corner shower.

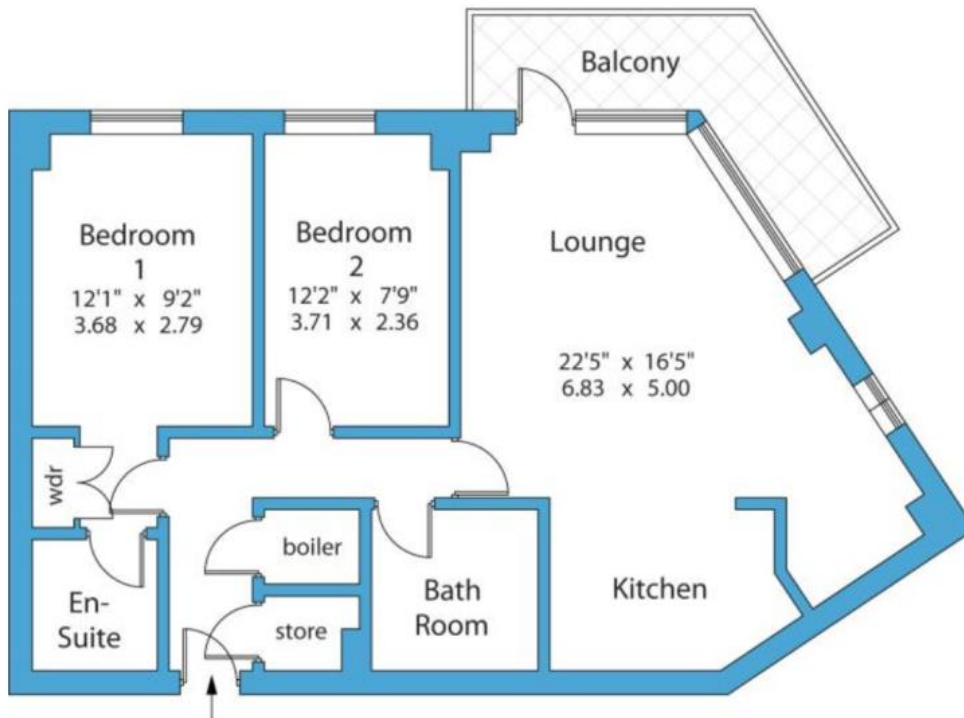
BEDROOM 2

The second bedroom is again a good size, allowing for a double bed, wardrobe and bedside tables - making it ideal for sharers and owner-occupiers alike.

HOUSE BATHROOM

The house bathroom is fully tiled, which is unusual for this development - incorporating a white 3-piece suite, with mixer shower over the bath, wall mirror and heated towel rail.





For illustrative purposes only. Not to scale.

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			(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:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. 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.