



VELOCITY SOUTH, 6  
CITY WALK, LEEDS,  
WEST YORKSHIRE,  
LS11 9BJ  
£215,000  
2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

This spacious and well presented, 2 bedroom, 2 bathroom, 6th floor apartment, forms part of the highly sought after development of Velocity.

Covering 700 sqft in total, the open plan living area offers a well fitted kitchen, with built-in appliances, including fridge, dishwasher and washer/dryer.

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

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

CURRENTLY RENTED until the 22<sup>nd</sup> October 2022, but with a 6 month break clause. The potential rent is £975pcm.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,260.00pa

Lease - 990 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 tops. There are a variety of built-in appliances, including an oven, dishwasher, fridge with freezer box - along with a recently replaced washer/dryer and halogen glass hob.

## **BEDROOM 1**

The main bedroom is a great size, with built-in wardrobes, with matching bedside cabinets and drawers, which are available through separate negotiation. Views are afforded to the south/west and the room also benefits from an en-suite shower room, with mixer controlled corner shower.

## **BEDROOM 2**

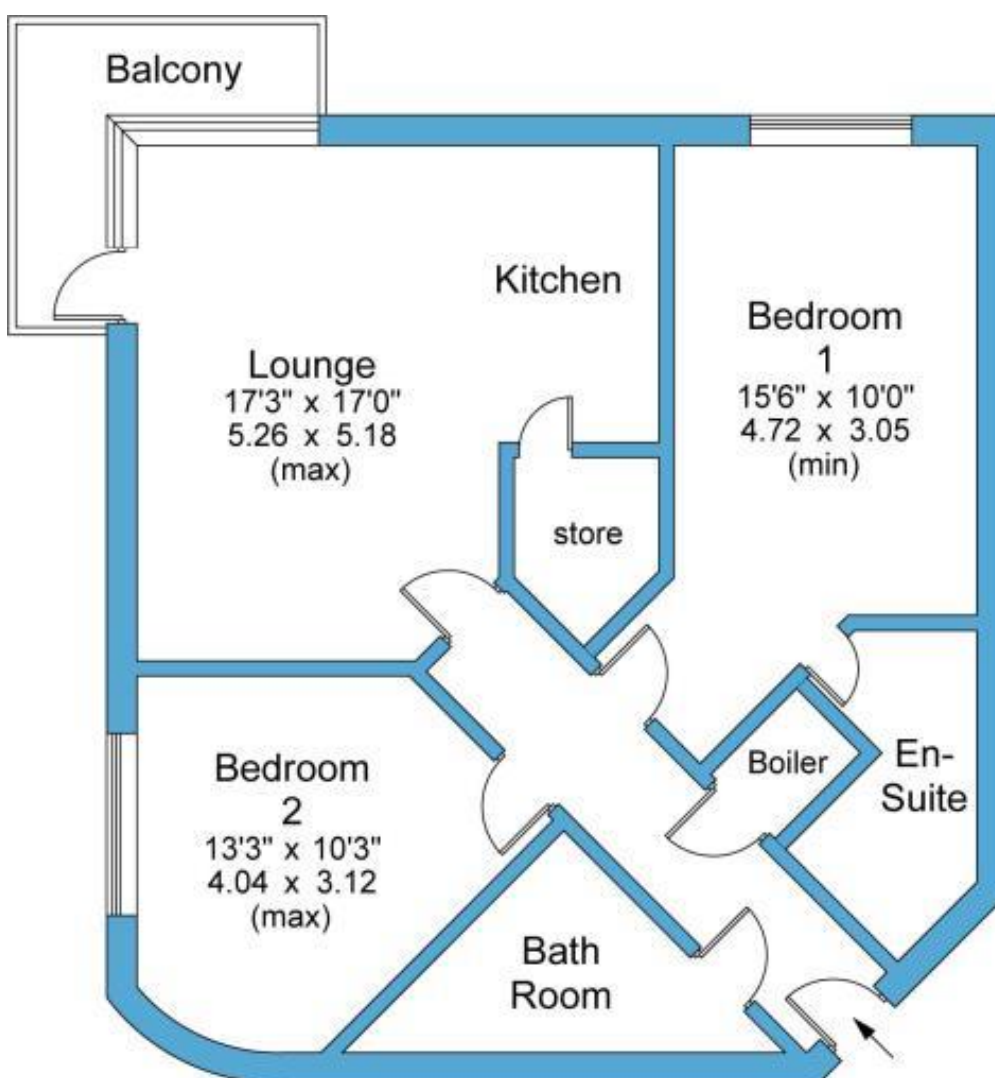
The second bedroom is again a good size, again with views over the city towards the south/west. The room easily allows for a double bed, wardrobe and bedside tables - making it ideal for sharers and owner-occupiers alike.

## **HOUSE BATHROOM & EN-SUITE SHOWER ROOM**

Both the house bathroom and en-suite are mostly tiled and incorporate a white 3 piece suite, wall mirrors and heated towel rails.







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For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	77	83	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &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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