



WESTPOINT,  
WELLINGTON  
STREET, LEEDS, LS1  
4JN  
Guide Price £175,000  
2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

**\*\*CASH BUYERS ONLY and BEING SOLD VIA A MODERN AUCTION METHOD\*\***

Located on the 6th floor of the sought after development of Westpoint, is this spacious and well presented, 2 bedroom, 2 bathroom apartment.

The spacious open plan living area, offers a recessed gloss black kitchen, with all mod cons, including an electric oven, halogen hob, fridge and mini dishwasher.

Covering over 743 sqft, the lounge/diner has floor to ceiling windows, which give access to a large balcony - offering south/west facing city views.

Off the entrance hall, are two double bedrooms, the master having built-in wardrobes and an en-suite shower room.

One allocated basement parking space is included.

The Vendor informs us that the following costs apply:-

Ground Rent - £365.00pa / Service Charge approximately - £2,963pa

Lease Term - 999 years from 2005

AVAILABLE IMMEDIATELY, with a potential rent of £1,150pcm.

EPC Rating C.

THE DEVELOPMENT:-

Westpoint is a popular development, due to its accessibility to the station, city centre and motorways. This striking, former Post Office building, was converted in 2005, by renowned developer KW Linfoot, into 353 apartments - where most have large balconies and for the lucky few - allocated basement parking.

Located on Wellington Street, with an on-site Concierge, you are moments away from the bars and restaurants this area has to offer - including Toast, Lazy Lounge and Whitehall Restaurant - which are literally on your doorstep.

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Please note that this property cannot be mortgaged currently, as it doesn't have an EWS1 certificate available.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor.

This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements. The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &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.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.