



K2, 125 ALBION
STREET, LEEDS,
WEST YORKSHIRE,
LS2 8ES
£450,000
2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Forming part of this 17 storey, one off development, is this simply magnificent, 1,174 sqft, 2 bedroom, 2 bathroom, duplex apartment.

Available furnished, the spacious living area offers bags of character, with 15 feet high ceilings, a mezzanine galleried bedroom and extensive floor to ceiling windows.

The fitted kitchen is beech in colour and comes complete with a range of integrated appliances and dark granite work surfaces.

Off the hallway is the house W/C, large storage cupboard and bespoke staircase leading to the second floor, where two double bedrooms are located - both with en-suite facilities.

One basement allocated parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa (next review in 2023 @ RPI) / Service Charge - £3,047.40pa / Car Park £779.40pa / Lease Term - £150 years from 2003 / Council Tax - Band F = £2,686.98pa

CURRENTLY RENTED until the 14th August 2022 @ £1,800pcm, with a 3 month break clause.

THE DEVELOPMENT:-

K2 is a stunning and very well-known former office building, located on the corner of Albion Street and The Headrow. Being part of the developing Northern Quarter, this 17 story tower was converted into 85 apartments, where most have a balcony, some have parking - but all have lofty views over the city centre. Being part of a commercial office block, the entrance is jaw dropping, having a 5 storey glass atrium and the added benefit of an on-site concierge.

LIVING SPACE:-

The open plan living space is very spacious and dominated by dual aspect floor to ceiling windows, which open onto a large balcony - offering panoramic city views to the east. Needless to say, light isn't an issue for this apartment, with the ceilings being 15 feet in height - allowing for the clever mezzanine bed level - which could be used for a study or snug if so desired. This wonderful space even has enough room for a study area and formal dining for around 12 guests.

KITCHEN:-

The recessed G shape kitchen is beech wood in finish, and offers an array of built-in appliances, including a full size fridge freezer, washer/dryer, dishwasher, combination oven, hob and extractor hood. Additionally, there is a large kitchen island, ideal for food preparation, and entertaining guests.

BEDROOM 1:-

The master bedroom is a great size and offers lofty views over the living space below. There is ample space for a king-size bed and any other desired bedroom furniture. This room also has the added benefit of an en-suite bathroom.

BEDROOM 2:-

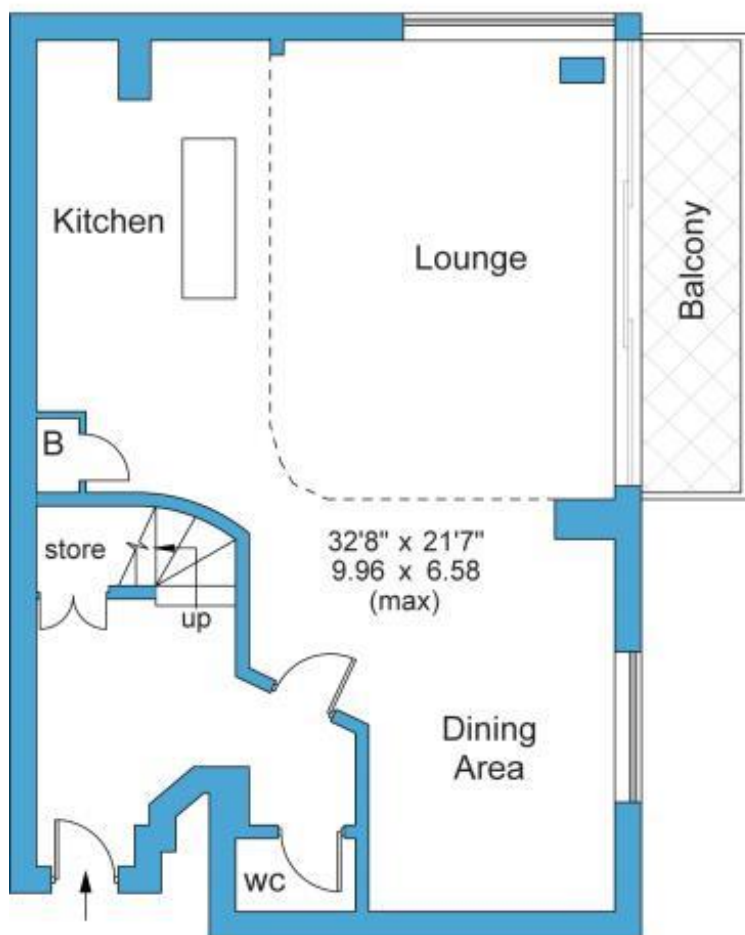
The second bedroom which is mezzanine style, is again a great size and offers views over the living space below from its glass balustrade. The views from this room are simply epic, as the main external wall is made of glass. This room also has the added benefit of an en-suite shower room.

EN-SUITE'S & HOUSE W/C:-

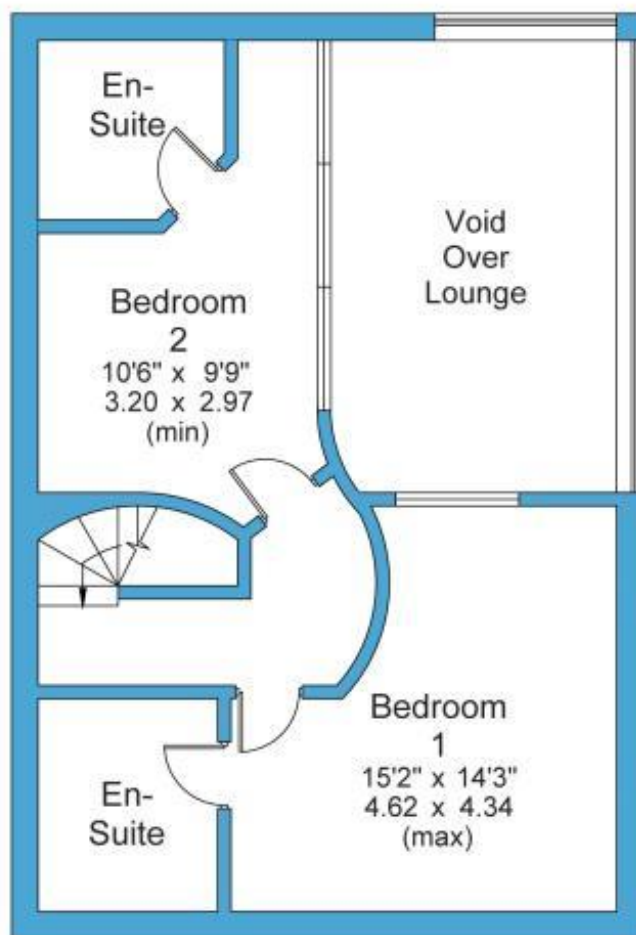
Both the en-suites are fully tiled in white and offer white 3 piece suites - with mixer controlled showers, wall mounted mirrors and heated towel rails.



Approx Gross Floor Area = 1400 Sq. Feet
 (Excluding Balcony) = 129.78 Sq. Metres



Lower Floor



Upper Floor

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential	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	64	64	
(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:

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