





QUAY ONE. NEPTUNE STREET, LEEDS, LS9 8DS £110,000 0 Bedroom Flat EPC Rating: B

LINLEY& SIMPSON Located on the 5th floor of this cute and small development, is this well presented, studio apartment.

Available furnished, the open plan living area offers a high specification kitchen, with all mod cons, including oven, hob, fridge freezer and microwave.

The lounge/diner occupies an east facing aspect and has oversized floor to ceiling windows - that flood the space with light.

Off the entrance hall, is a contemporary bathroom, storage/utility cupboard and the internal bed area.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa (reviewed every 25 years, at fixed amounts. Changes to £400pa in Dec 2056 / Service Charge - £893.62pa / 125 years from 1st February 2008. Council Tax - Band C = £1,653.53pa.

EWS1 compliant.

CURRENTLY RENTED until the 21st June 2023 at £650pcm.

## THE DEVELOPMENT:-

Quay One, is a small but perfectly formed waterside development. Located on Neptune Street and occupying a south facing position - where most apartments have balconies, some have terraces and a few have allocated parking spaces.

This popular development is ideally situated for easy access into and out of the city - as well as the bars and restaurants on offer at Leeds Dock, The Calls and Brewery Wharf.

# **LOUNGE / DINING:-**

The open plan living space allows for both lounging and dining and has the added benefit of a virtual wall of windows, that flood the room with light and offer views towards Roberts Wharf.

## **KITCHEN:-**

Forming part of the open plan living space, is a sleek and modern kitchen. Finished off in gloss beige, it hides an array of built-in appliances, including an electric oven, halogen hob with extractor hood over and full size fridge freezer.

## **BED AREA:-**

The internal bedroom is a good size and will allow for a king-size bed, side tables and drawers - with the built-in mirrored wardrobes providing both hanging space and additional storage.

## **BATHROOM:-**

The contemporary bathroom is spacious and fully tiled. It incorporates a white suite, with mixer controlled shower over bath, designer fittings, a funky matt grey heated towel rail and large wall mounted mirror.



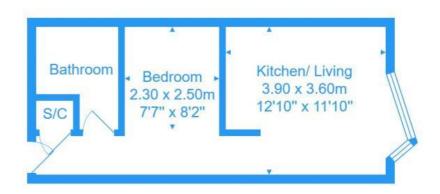








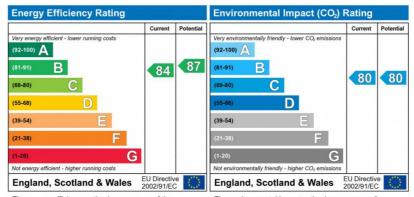




# Total Area: 31.2 m2 ... 336 ft2

All measurements are approximate and for display purposes only.

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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:

#### Referral fees:

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