



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 21<sup>st</sup> 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 m<sup>2</sup> ... 336 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not energy efficient - higher running costs</b>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>	
84	87	80	80
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<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.		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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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.