



TWENTY TWENTY,  
SKINNER LANE,  
LEEDS LS7 1BB  
£95,000

1 Bedroom Flat

LINLEY &  
SIMPSON

MODERN GROUND FLOOR FLAT sold as a GOING CONCERN let at £550 pcm & showing an initial gross yield of 7%. All fixtures, fittings & furnishings included. EXCELLENT LETTING AREA, only a few minutes' walk from St James's Hospital & the city centre.

This MODERN ONE BEDROOM FLAT is ideally located for renting to city centre workers, or nurses and ancillary staff at St James's, which are literally a few minutes' walk in either direction. The flat is offered for sale as a GOING CONCERN, already let at £550 per calendar month, returning a 7% gross yield. The accommodation benefits from ELECTRIC HEATING, DOUBLE GLAZING, NEUTRAL DÉCOR and good quality fixtures and fittings. The flat has its own entrance with an open-plan living room/kitchen including integrated appliances, a generous double bedroom and a large bathroom with a walk-in shower enclosure. The development has a fully maintained roof terrace garden, there is secure parking to the rear with spaces available to rent and the management team is excellent at looking after the communal areas.

#### GENERAL INFORMATION

Situated on the edge of the city centre, this location is on the arterial loop road linking the north of the city to the motorway networks and is on the doorstep of the vibrant centre of the city:-

- 7 minute walk to the John Lewis centre and The Playhouse and BBC studios
- 10 minute walk to the Grand Theatre and Opera House
- 15 minute walk to Trinity Shopping Centre
- 10 minute walk to the city bus station
- 20 minute walk to Leeds train station
- 22 minutes to Leeds Bradford Airport

#### ACCOMMODATION

##### LIVING ROOM/KITCHEN 4.65m x 3.70m (15'3" x 12'1")

Having a carpeted lounge area with a floor-to-ceiling picture window, centre ceiling light point, ample electric points, TV aerial point and electric panel heater with timer. The fitted kitchen has a lino floor with grey gloss base and wall units incorporating a stainless steel sink unit, a built-in oven and hob with overhead extractor hood, integrated fridge, washer and dishwasher, five power points (plus appliance points) and Metro tiling to the walls.

##### BEDROOM 4.65m x 2.93m (15'3" x 9'7")

With a BT phone point, electric panel heater, halogen lighting and four power points.

##### BATHROOM/WC

Comprising a large walk-in, fully tiled, shower enclosure, with electric shower and full height glazed doors, dual flush wc, pedestal washbasin with splashback tiling and halogen lights to the ceiling.

#### OUTSIDE

There is secure gated car parking (with spaces available to rent), a communal bike store and a communal roof terrace garden that all residents are free to use.

#### TENURE

Leasehold for a term of 125 years from September 2008.

#### GROUND RENT

£300 per annum until 2025 when a review will take place.

#### SERVICE CHARGE

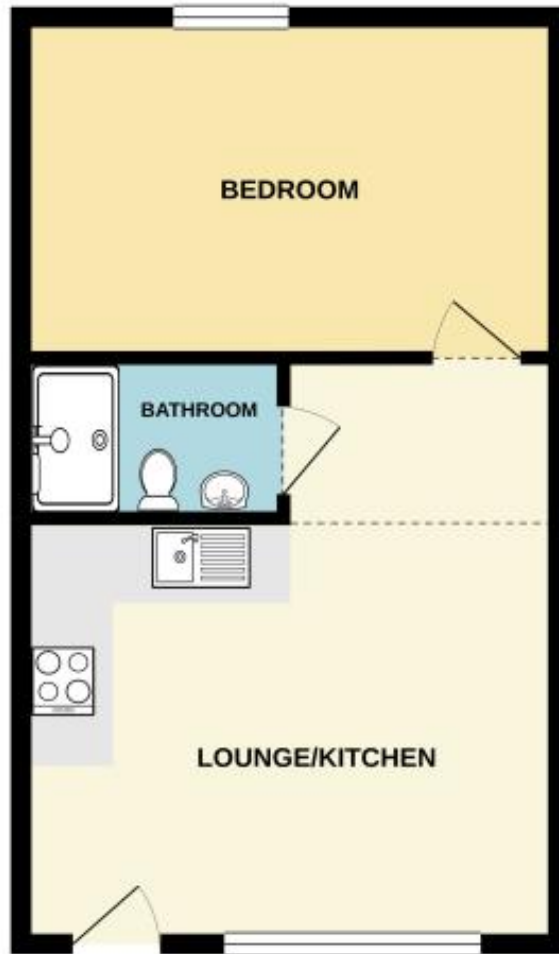
£549.86 per annum.

#### COUNCIL TAX BAND

Band B.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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