



**BEDFORD
CHAMBERS, 18
BEDFORD STREET,
LEEDS, LS1 5PZ**
£200,000
2 Bedroom Flat
EPC Rating: D



This is a spacious 2 bedroom, 2 bathroom contemporary style apartment, located on the 3rd floor of this sought after development on Park Row.

The open plan living area is very spacious, with a high specification recessed kitchen and plenty of room for lounging and dining.

The kitchen is finished in white and comes complete with integrated appliances, including full fridge freezer and dishwasher, all finished off with black granite worktops.

Off the hallway is a contemporary house bathroom, large storage cupboard and two good size double bedrooms, both with built in wardrobes and one with master en-suite.

The Vendor informs us that the following charges apply:-

Ground Rent - £250pa / Service Charge - £1,748.16pa / Lease - 125 years from March 2003.

CURRENTLY RENTED on a rolling basis @ £1,290pcm.

EWS1 - please ask for details.

THE DEVELOPMENT

Bedford Chambers is one of the finest buildings in Leeds city centre. Nestled between Bedford Street and South Parade, you are only moments away from the bars and restaurants, this area has to offer. Located just off Park Row, you are literally right in the heart of the city centre, the train station also only being a few minutes' walk down the road.

LOUNGE / DINING ROOM

The lounge is very spacious and accommodates large sofa's and a 6 seat dining table if so desired. There are an abundance of halogen ceiling lighting, which are dimmer controlled, and oak engineered flooring runs through, adding to the feeling of space.

KITCHEN

The kitchen is white gloss in finish, and offer an multitude of integrated appliances, including a full fridge freezer, dishwasher and microwave - all finished off with polished black granite tops.

BEDROOM 1

The master bedroom is well proportioned, with built-in wardrobes, high ceilings and views over South Parade. It also has the added benefit of a fully tiled en-suite.

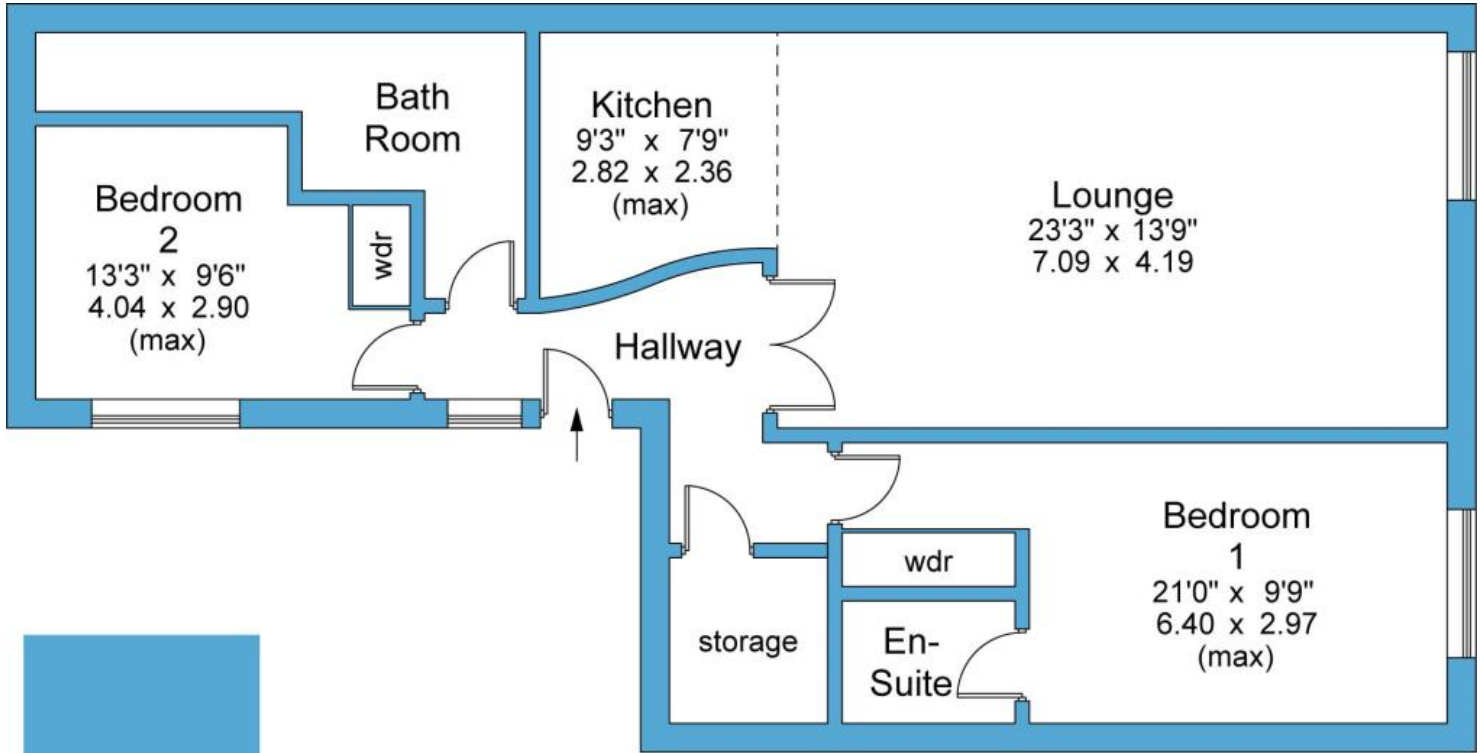
BEDROOM 2

Bedroom 2 by comparison to most city apartments is a great double, there are built-in wardrobes and it has views onto the central development light well.

EN-SUITE & BATHROOM

Both the house bathroom and en-suite are beautifully fitted, with a white 3 piece suite, including floating toilets and sinks, large wall mirrors, chrome heated towel rails and mixer controlled showers.





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

AGENTS NOTES:

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