



RIVERSIDE COURT,
LEEDS, LS1 7BU
£175,000

2 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

Located on the Calls and forming part of the sought after development of Riverside Court, is this top floor, two bedroom apartment.

Covering 716sqft in total, this interesting light and bright layout boasts two reception rooms, a separate kitchen, two double bedrooms and attic space, complete with ladder access.

The Vendor informs us the following charges apply:-

Ground Rent - £0pa / Service Charge - £1,365pa / Lease Term 158 years remaining

One allocated parking space is included.

Please note, that this property is on the 2nd floor and there is no lift.

CURRENTLY RENTED until February 2022 @ £875pcm.

THE DEVELOPMENT:-

Riverside Court is a highly desirable river fronting development, located on the Calls. Built on a former warehouse plot, this 1987 apartment building comprises 46 apartments, where most have either river or courtyard views, but all have allocated gated parking. This development is very central to Leeds city, so not only benefits from a stunning waterside location, but is just a short stroll from the hustle and bustle of city life.

ENTRANCE HALL:-

Upon entering the property, you meet a small vestibule - which opens into a central dining area. Access to a huge attic space, is provided via a sliding ladder.

LOUNGE:-

The living space is a great size and allows for extensive lounging and dining for 6, if so desired. Three picture windows, flood the space with light and offer north facing city views.

KITCHEN:-

The separate kitchen, which is located off the central dining space, offers a range of beech wall and base units, with complementary black granite effect work tops. Built-in appliances include, an electric oven and hob with extractor over - as well as a fridge with freezer box and free-standing washing machine.

BEDROOM 1:-

The master bedroom is a great size and offers south facing views over the developments central courtyard - from two picture windows. The room easily allows for a king-size bed, side tables and extensive wardrobes if so desired.

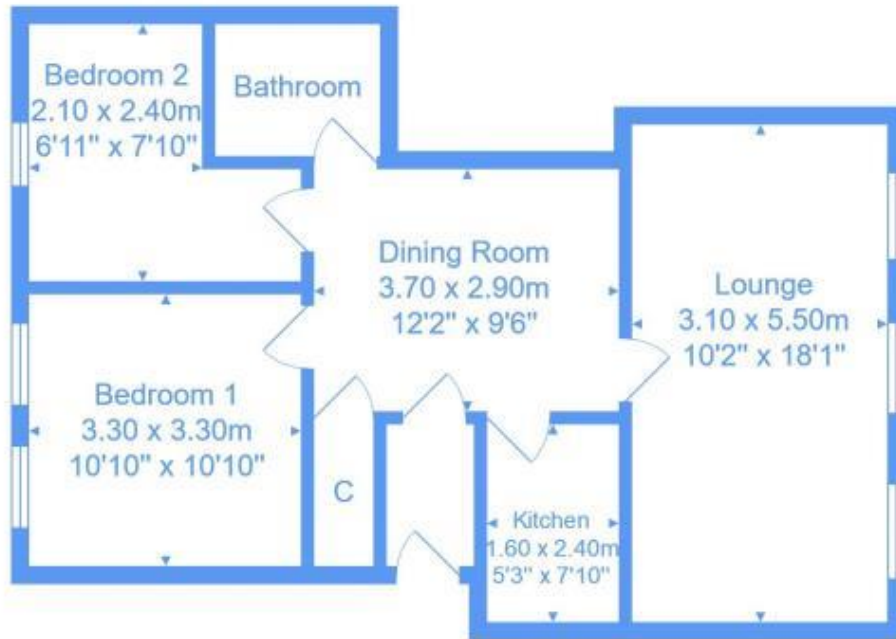
BEDROOM 2:-

The second bedroom is a small double, again with south facing views over the developments central courtyard below. The room will allow for a small double, side table and wardrobe - making it ideal for owner-occupiers and sharers alike.

BATHROOM:-

The house bathroom, which is located off the central dining space, is fully tiled in funky pale blue mosaic tiles, with electric shower over bath, wash hand basin and w/c and wall mounted mirror.





Total Area: 66.5 m² ... 716 ft²

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

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.