



ST ANN'S LODGE, ST
ANN'S LANE, BURLEY,
LEEDS LS4 2SJ
£50,000

1 Bedroom Flat

LINLEY &
SIMPSON

SUPERB STUDENT INVESTMENT PROPERTY offering GROSS YIELD of over 13% and NET YIELD of APPROX 8.6%, making it an ideal first time BUY-TO-LET or an addition to an investor's existing portfolio. Situated within easy reach of the City's universities, only 10 minutes' walk from the centre of Headingley and with public transport (including a train station) on the doorstep, this is perfect for students who don't want to be in large shared houses. This EN SUITE STUDIO APARTMENT has ELECTRIC HEATING and DOUBLE GLAZING and briefly comprises a studio room with plenty of space for bedroom furniture, sofa seating, modern kitchenette with en suite bathroom. There is a communal laundry and lounge, complete with large screen TV and POOL TABLE, and there are spacious communal grounds and lawns which are maintained by the management company. The on-site parking accommodates up to 15 cars, on a first come, first served, basis. NET RENTAL INCOME OF APPROX £4,300 PER ANNUM FROM DAY OF COMPLETION.

COMMUNAL ENTRANCE

This secure entry provides access to the communal areas, including the communal sitting room (with pool table, widescreen TV, etc.), communal laundry and all-floor access to the studios and flats.

LIVING ROOM/KITCHEN

4.66m x 4.34m (15'3" x 14'2") overall

Having plenty of space for a double bed, easy chair and desk, along with a deep window providing lots of natural light along with laminate flooring, wardrobe recess with double wardrobe, electric panel heater, centre ceiling light, wall mounting for TV, door intercom phone and a kitchen area including base and wall cupboard, stainless steel sink unit with splashback, 2-ring electric hob with overhead filter hood, recess for microwave oven, under-counter fridge and adjacent work surface/breakfast bar.

EN SUITE SHOWER ROOM/WC

1.50m x 1.61m (4'11" x 5'3")

Comprising a modern, sealed, step-in shower enclosure with plumbed shower, body-jets and shampoo/soap holders, a low level wc, pedestal washbasin with vanity mirror and splash tiling, a high-level light over the mirror with integral shaver socket and an extractor unit.

OUTSIDE

The property sits within well maintained communal gardens which the students can use.

TENURE

Leasehold for a term of 150 years from 2012.

GROUND RENT

£150 per annum.

SERVICE/MAINTENANCE CHARGES

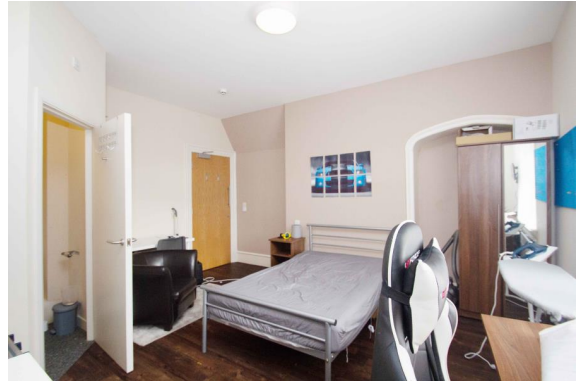
The most recent full year charge was £2324 including utility costs, maintenance and cleaning of communal areas, gardening, buildings insurance, etc. The overall costs for running the development are apportioned between the flats.

UTILITIES/SERVICES

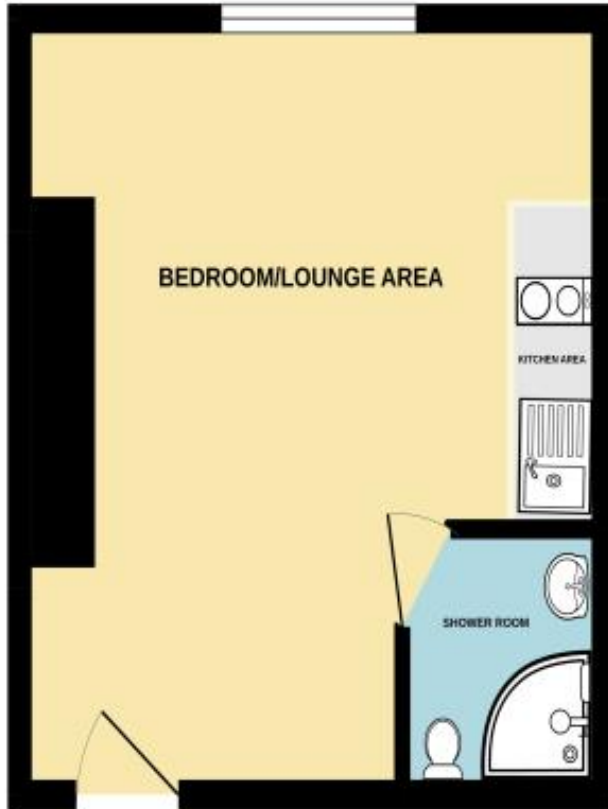
Please note gas is not connected to this development. Superfast broadband is provided to the students.

COUNCIL TAX BAND

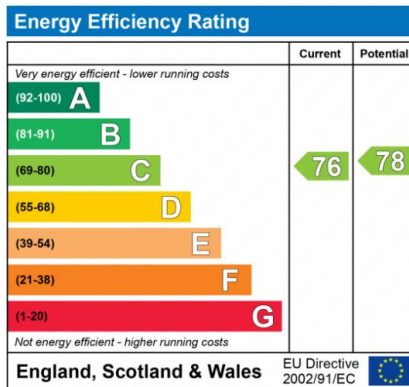
This is a student-only development. Students are exempt from Council Tax.



FIRST 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 error, omission or mis-statement. 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.
Made with: floorplan 020221



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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