



BONAIRE, GOTTS
ROAD, LEEDS, WEST
YORKSHIRE, LS12

1DL

£145,000

1 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

Forming part of the popular City Island development, is this 4th floor, 1 bedroom apartment - which offers well planned accommodation covering 527 sqft.

Available furnished through separate negotiation, the open plan living area offers floor to ceiling patio doors, which open onto a decked and glazed balcony - flooding the room with light.

The recessed fitted kitchen has gloss white cupboard doors, with feature beech accents and comes complete with integrated appliances, black worktops and a handy breakfast bar.

Off the entrance hall is a great size bedroom, the bathroom and a storage/cylinder cupboard.

Available immediately, with a potential rent of £750pcm.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,123.76

Lease Term - 999 years from January 2003.

THE DEVELOPMENT:-

City Island is a quality residential development, built between the River Aire and Leeds Liverpool canal. There is an on-site Concierge, extensive communal grounds and feature pond with fountains.

This property is well positioned for easy access into and out of the city centre, as well as the bars and restaurants the West End of the city has to offer.

LIVING SPACE:-

The lounge is a great size, square and wide - making the position of furniture very straight forward. Light pours into the space through floor to ceiling patio doors and a feature window - both of which offer lovely views of the development communal gardens below. The patio doors open onto a decked and glazed balcony, further extending the views and making it ideal for alfresco dining.

KITCHEN / DINER:-

The recessed kitchen is a good size and offers a variety of built-in appliances, including a Smeg electric oven and ceramic hob, with extractor hood - as well as a fridge, with freezer box and washing machine. The wall and base units are gloss white, finished off with matt black worktops - there is also the added benefit of a high level breakfast bar.

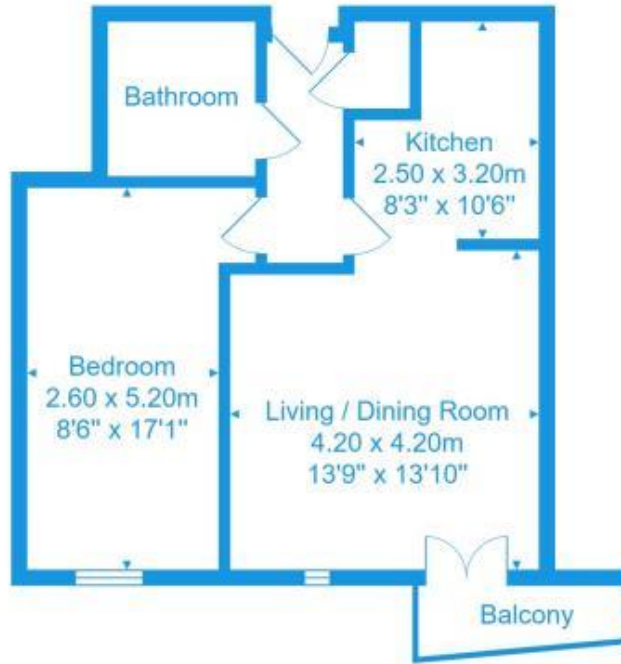
BEDROOM:-

The bedroom is a fantastic size and over 5 meters in length - therefore facilitating a study area as currently arranged. The room also allows for a king-size bed, side tables and wardrobes, with views being afforded over the Piazza below from its large picture window.

BATHROOM:-

The bathroom is mainly tiled in white, with designer fixtures and fittings in chrome - including a mixer controlled shower over bath, low level w/c, floating sink, large wall mounted mirror, with glass storage shelf and a chrome heated towel rail.





Total Area: 49.0 m² ... 527 ft² (excluding balcony)

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(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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