



VELOCITY WEST, 5
CITY WALK, LEEDS,
LS11 9BG
£190,000
2 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

This is a beautifully presented, 2 bedroom, 2 bathroom, contemporary apartment, located on the top floor of this popular development.

Covering 680sqft in total, the open plan living area offers a well fitted kitchen, with built-in appliances, including an electric oven, halogen hob, extractor hood, dishwasher and washer/drier.

The lounge/diner has large floor to ceiling windows, which open onto a corner balcony, offering city views towards the south.

Off the entrance hall, is a refurbished house bathroom, cylinder cupboard, with newly installed water heater and 2 double bedrooms - the master having with built-in wardrobes and a stunning en-suite shower room.

One allocated parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,185.08pa

Lease - 990 years remaining

THE DEVELOPMENT:-

Velocity is a very popular development with owner-occupiers and tenants alike. It takes the form of four individual blocks, the majority with balconies, but all with parking.

Being positioned south of the city, you are in easy reach of Granary Wharf, with its on-site bars and restaurants, Leeds main railway station and the Trinity shopping centre - as well the main motorways being just around the corner.

LIVING SPACE:-

The lounge / diner is a good size, with distinctive living and dining areas. Dual aspect floor to ceiling windows, open onto a corner balcony, offering city views towards the south/east.

KITCHEN:-

Being part of the lounge / diner, the kitchen is beech in colour, with matching grey tops. There are an array of built-in appliances, including an electric oven, halogen hob with extractor hood over, full size dishwasher and washer/dryer.

BEDROOM 1:-

The master bedroom is a good double, with built-in wardrobes and south facing views. It also benefits from a stunning en-suite shower room, with mixed controlled double shower.

BEDROOM 2:-

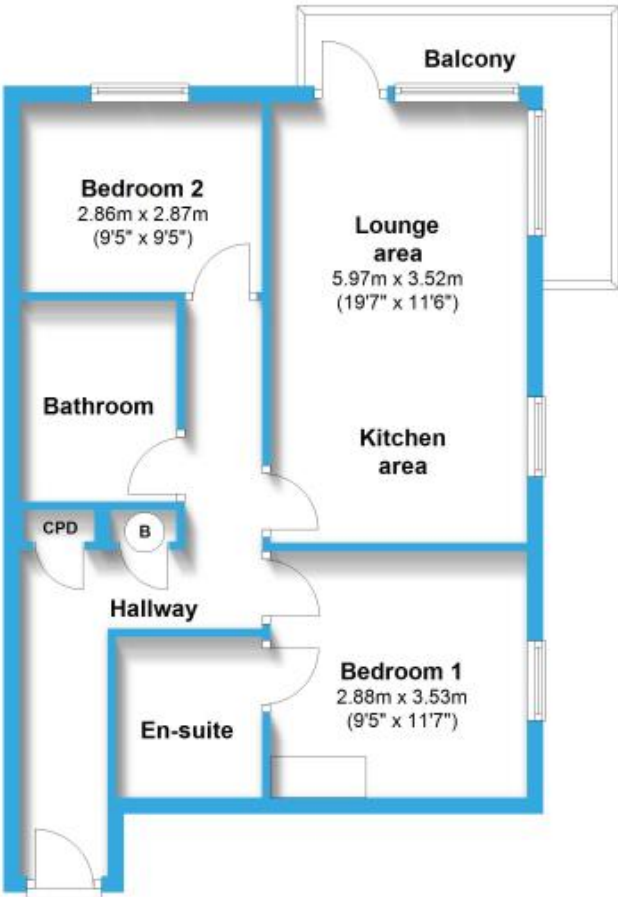
The second bedroom by city standards is a great double, with space for drawers, wardrobes and a small study area - making it ideal for sharers and owner-occupiers alike.

BATHROOM & EN-SUITE:-

Both the house bathroom and en-suite have been dramatically upgraded, to include luxurious showers, fixtures and fittings, as well as high gloss contemporary tiles, wall mirrors and heated towel rails.



Floor Plan



For illustration purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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