



FLYBOAT HOUSE,
NAVIGATION WALK,
LEEDS, LS10 1JJ

£150,000

1 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

Located just off Dock Street and forming part of the sought after development of Victoria Quays, is this characterful one bedroom apartment, top floor apartment.

Available furnished and covering around 384sqft, the open plan living area caters for both lounging and dining - a space which benefits from a large shoulder height window, complete with deep window sill.

Located off the entrance hall, is a great size double bedroom and large bathroom, complete with storage/cylinder cupboard.

The Vendor informs us the following charges apply:-

Ground Rent - £25pa / Service Charge - £1,476.00pa / Lease Term 150 years (less 2 days), from the 10th February 1986.

One allocated parking space is included.

CURRENTLY RENTED until September 2022 at £750pcm.

THE DEVELOPMENT:-

Flyboat House is a former warehouse, which forms part of the Victoria Quays Development. Located off Dock Street, this picturesque building has been carefully converted into 25 individual apartments, where all dwellings have allocated parking and have either river or lagoon views. 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 - as well as having a number of local bars and restaurants to explore.

LIVING SPACE:-

The open plan lounge/diner is small, but perfectly formed - allowing for lounging and on occasion, dining for 4 people. There's a large chest height window, which provides views over the Rive Aire and city beyond. Being on the top floor, you have additional character, in the form of a sloping ceiling - part of which allows for a handy laundry space.

KITCHEN:-

The open plan kitchen, which forms part of the lounge, but separated by a tiled floor, offers a range of matt grey wall and base units - complemented by a contemporary beech wood details. Built-in appliances include, a stainless steel electric oven and halogen hob with extractor over - as well as a washing machine and free-standing fridge.

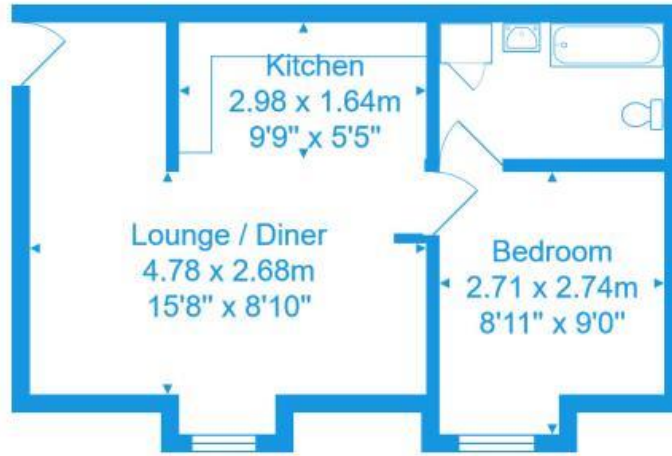
BEDROOM:-

The bedroom is a great size, again with a large shoulder height window complete with deep sill, offering views over the river below and city beyond. The room easily allows for a king-size bed, side tables and drawers, with the bespoke built-in wardrobes providing both hanging space and additional storage.

BATHROOM:-

The bathroom is a great size and fully tiled, with a 3 piece suite in white encompassing an electric shower over bath, low level w/c, square wash hand basin with storage and wall mounted mirror.





Total Area: 35.5 m² ... 382 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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 & Wales	EU Directive 2002/91/EC	68	England & Wales
		77	EU Directive 2002/91/EC
			62
			51

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.

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