



VELOCITY NORTH, 3
CITY WALK, LEEDS,
LS11 9BE
£140,000
1 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

This is a well presented and spacious, 1 bedroom, contemporary apartment - located on the 6th floor of this popular development.

The open plan living area offers a well fitted kitchen, with built in appliances - including a fridge-freezer, dishwasher and washer/dryer.

The lounge/diner is spacious for a one bedroom apartment and has a large window at one end.

Off the hallway, is a contemporary house bathroom and a good size double bedroom, with built in wardrobes.

The Vendor informs us that the following charges apply to this property:-

Ground Rent - £250pa / Service Charge - £808.00pa. The Lease Term has 987 years remaining.

CURRENTLY RENTED until August 2020 @ £695pcm, with a potential return of £725pcm.

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, it offers both easy access into and out of the city centre, with the main motorways being just around the corner. Being part of the up and coming South Bank project - this location is one to watch in the future.

LOUNGE / DINING ROOM:-

The lounge / diner is quite spacious and has distinctive areas for lounging and dining. There is a large window at the far end of the room, which offers great views over the city beyond.

KITCHEN:-

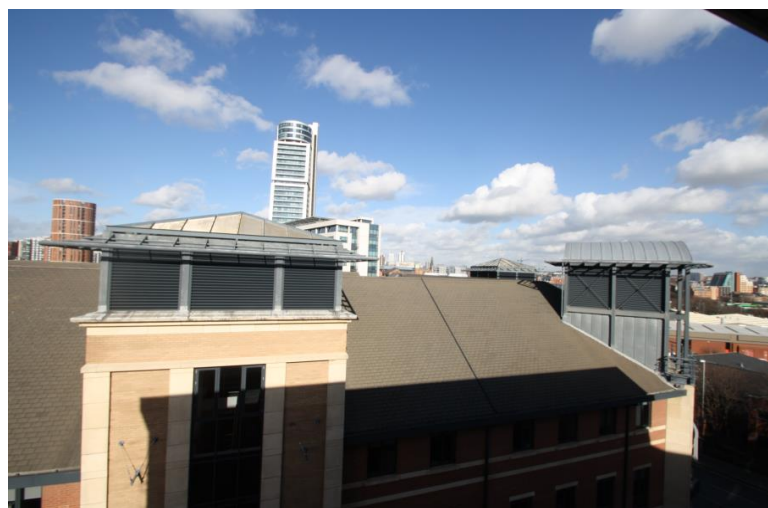
Being part of the lounge / diner, the kitchen is beach in colour, with matching grey tops. Built-in appliances include, a stainless steel electric oven, ceramic hob with extractor over, full-size dishwasher and washing machine.

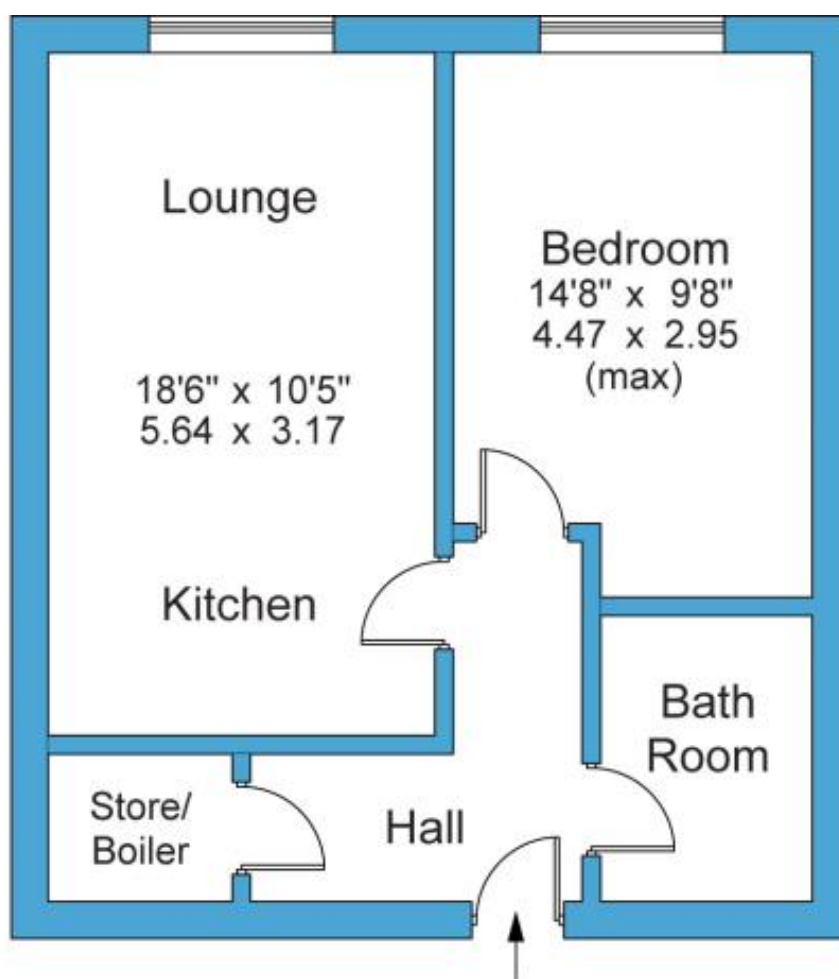
BEDROOM:-

The master bedroom is a great size and will allow for a king-size bed, side tables and drawers, with the built-in wardrobes providing both hanging and additional storage. A large picture window, offers far reaching roof top views over the city beyond.

HOUSE BATHROOM:-

The house bathroom is mostly tiled - incorporating a white 3 piece suite, with mixer shower over the bath, wall mirror and heated towel rail.





Approx Gross Floor Area = 477 Sq. Feet
= 44.22 Sq. Metres

For illustrative purposes only. Not to scale.

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.