



ELBA, GOTTS ROAD,
LEEDS, WEST
YORKSHIRE, LS12

1DD

£195,000

2 Bedroom Flat

EPC Rating:

LINLEY &
SIMPSON

Forming part of the popular City Island development, is this spacious, 2 bedroom, 1 bathroom apartment - which offers well planned accommodation covering 682 sqft.

Lovingly cared for by the same family for the past 18 years, the open plan living area benefits from not only patio doors, which open onto a west facing balcony - but also large floor to ceiling windows, which flood the space with light.

Available furnished, the fitted kitchen is beech inspired and comes complete with integrated appliances, black worktops and a useful breakfast bar.

One allocated basement parking space is included.

EWS1 compliant and available immediately with vacant possession.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa (rising to £400pa in 2053) / Service Charge for 2022 - £2,099.18pa, increased to cover a one off payment - it was £1,525.72 in 2021)

Lease Term - 999 years from January 2003 / Council Tax - Band D = £1,860.22pa

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 financial quarter of the city has to offer.

LOUNGE / DINING ROOM:-

The open plan living space is spacious, light and bright - with immaculate wooden flooring throughout and floor to ceiling windows to the far end. The room easily caters for extensive lounging and dining, with patio doors opening onto a south/west facing balcony - offering garden and city views, in the direction of the River Aire.

KITCHEN:-

The recessed kitchen is spacious and well laid out, with a variety of built-in stainless steel appliances including, an electric oven, hob and extractor hood - as well as a full size fridge freezer, dishwasher and washer/dryer. The units are beech wood in colour, finished off with black granite effect worktops and under counter lighting - there's also the added benefit of a handy breakfast bar.

BEDROOM 1:-

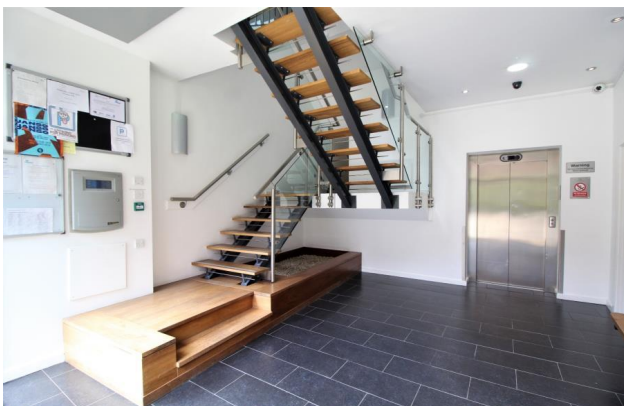
The main bedroom is a great size, light and bright - thanks to its west facing picture window. High-end, built-in furniture provide all the hanging space and storage you could ask for - in addition to providing enough space for a king-size bed.

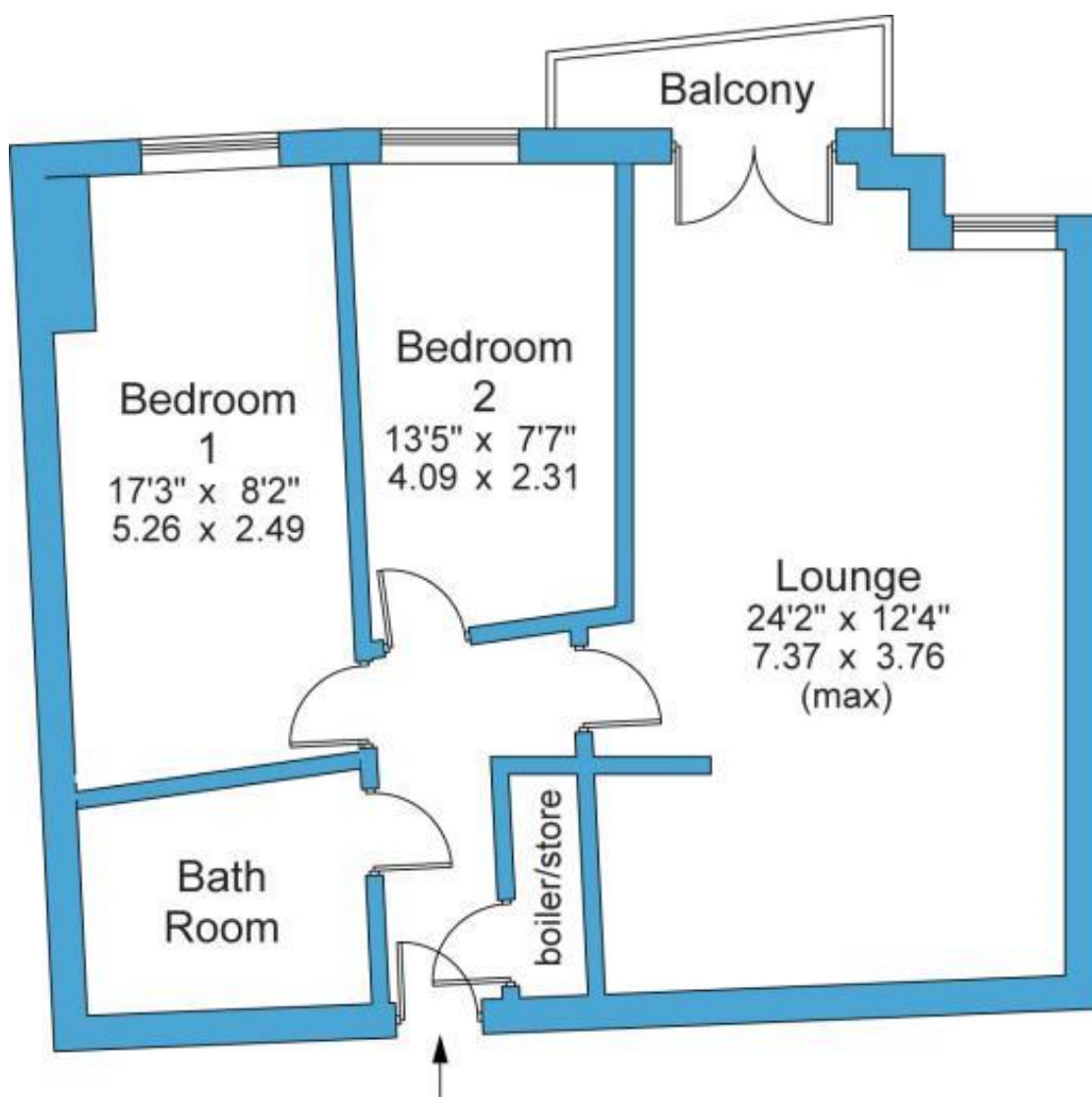
BEDROOM 2:-

The second bedroom is a good size and will allow for a double bed, side tables and wardrobes - making it ideal for owner-occupiers and sharers alike. A picture window offers west facing city views over the communal gardens below and river beyond.

BATHROOM:-

The bathroom is mainly tiled in white, with a white suite encompassing, a floating toilet and sink, chrome fixtures and fittings, mixer controlled shower over bath and chrome heated towel rail.





Approx Gross Floor Area = 682 Sq. Feet
 = 63.35 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.