



BERINGA, CITY
ISLAND, GOTTS
ROAD, LEEDS, LS12
1DE
£140,000
1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Forming part of the popular City Island development, is this 8th floor, 1 bedroom apartment - which offers well planned accommodation covering 423sqft.

The open plan living area benefits from not only patio doors which open onto a terrace, but also a floor to ceiling picture window - which flood the space with light.

The recessed fitted kitchen, has grey gloss cupboard doors and comes complete with integrated stainless steel appliances, complementary granite effect worktops and a handy breakfast bar.

Off the entrance hall is the house bathroom, which doubles up as an en-suite - the storage/cylinder/laundry cupboard, is located behind the kitchen.

CURRENTLY RENTED until 7th September 2022 @ £700pcm, with a potential rent of £775 - £795pcm.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa (doubles every 25 years, next review 2027 / Service Charge - £1,300pa /

Lease Term 999 years from 2006 / Council Tax - Band C = £1,653.53pa

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 - with the main train station being a short walk away.

LIVING SPACE:-

The lounge is a good size, light and bright, with wooden floors and patio doors which open onto a west facing terrace - offering stunning waterside views over the River Aire below and city beyond.

KITCHEN / DINER:-

The recessed kitchen, offers a variety of stainless steel built-in appliances, including an electric oven and ceramic hob - with extractor hood over. The wall and base units are gloss grey, with beech detailing - all finished off with black granite effect worktops, feature low level lighting and a handy breakfast bar.

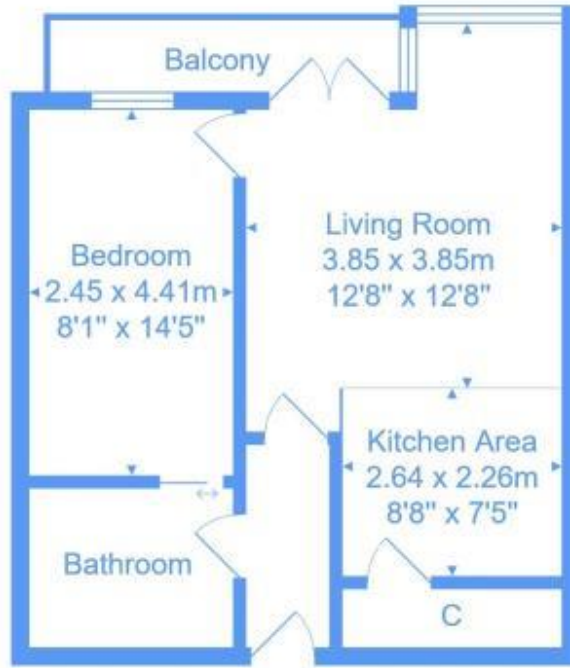
BEDROOM:-

The bedroom, which is accessed via the living space and the house bathroom, will allow for a double bed, side tables wardrobes and a small study area, if so desired. The room also benefits for a west facing picture window, which offers views over the river below and city beyond.

BATHROOM:-

The house bathroom is mainly tiled, with a white designer suite, encompassing a mixer controlled shower over bath, floating toilet and sink, a large wall mounted mirror with glass shelf and chrome heated towel rail.






Total Area: 39.3 m² ... 423 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		72	82
(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 	

AGENTS NOTES:

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