



QUAY ONE, NEPTUNE  
STREET, LEEDS,  
WEST YORKSHIRE,  
LS9 8DS  
£125,000  
1 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Located on the 5th floor of this cute and small development, is this great value, 1 bedroom, contemporary apartment.

Available furnished, the open plan living area offers a high specification kitchen, with all mod cons, including oven, hob, fridge freezer and microwave.

The lounge/diner occupies a south facing aspect, and has large floor to ceiling windows, which gives access to a small balcony.

Off the hallway is a contemporary house bathroom and storage / utility cupboard.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,000.80pa / 125 years from 1st February 2008.

EWS1 compliant.

Currently rented on a rolling basis at £675pcm.

### **THE DEVELOPMENT:-**

Quay One, is a small but perfectly formed waterside development. Located on Neptune Street and occupying a south facing position - where most apartments have balconies, some have terraces and a few have allocated parking spaces.

This popular development is ideally situated for easy access into and out of the city - as well as the bars and restaurants on offer at Leeds Dock, the Calls and Brewery Wharf.

### **LOUNGE / DINING:-**

The living space occupies a south facing position and has floor to ceiling patio doors, which flood the room with light. There is also the added benefit of a triangular shaped balcony - which offers views towards the River Aire, and Leeds Dock beyond.

### **KITCHEN:-**

Forming part of the open plan living space, is a sleek and modern kitchen. Finished off in gloss grey, it hides an array of built-in appliances, including an electric oven, halogen hob with extractor hood over and full size fridge freezer.

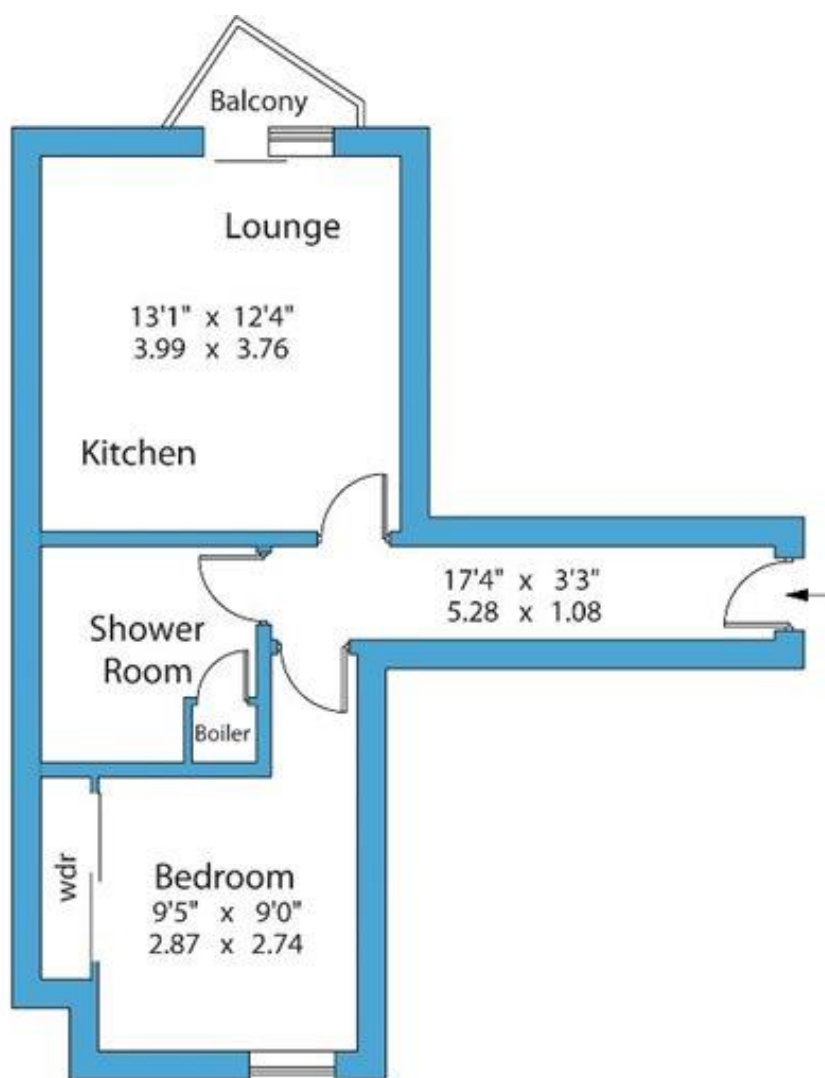
### **BEDROOM:-**

The bedroom is a good size and will allow for a king-size bed and side tables - with the built-in mirrored wardrobes, providing both hanging space and additional storage.

### **SHOWER ROOM:-**

The shower room is very spacious and fully tiled - it incorporates a white suite, with mixer controlled double walk-in shower, designer fittings, a funky matt grey heated towel rail and large wall mounted mirror.





Approx Gross Floor Area = 403 Sq. Feet  
= 37.39 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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.