



VASSALLI HOUSE,
CENTRAL ROAD,
LEEEDS, LS1 6DE

£160,000

1 Bedroom Flat

EPC Rating: E

LINLEY &
SIMPSON

Located on Central Road in the small boutique grade II listed residential development of Vassalli House, is this spacious one bedroom apartment.

Covering more than 600sqft, the open plan living area has distinct sitting and dining areas - both of which benefit from dual aspect windows which flood the space with light.

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

The Vendor informs us the following charges apply:-

Ground Rent - £150pa / Service Charge - £1,355.36.00pa / Lease Term 150 years from 2001.

CURRENTLY RENTED until September 2022 @ £775pcm, with a possible return of £850pcm.

THE DEVELOPMENT:-

Vassalli House is a grade 2 listed former warehouse on Central Road, which has been carefully converted into 25 individual apartments. Most retain original features, including fireplaces, wooden floors, sash windows and high ceilings. There is also a beautiful central staircase which encompasses a cage style lift to all floors.

HALLWAY:-

The entrance hall is very spacious and offers plenty of wall space for storage, shelving and picture hanging. There is also a good size storage cupboard.

LOUNGE / DINING ROOM:-

The lounge is very spacious and allows for both comfortable lounging and dining. There are four large sash style windows, which flood the room with light and offer a dual aspect city views, two towards the south. Additionally, the ceilings are very high and there is a beautiful exposed brick fireplace, adding to the character of the lovely room.

KITCHEN:-

The open plan kitchen is generous in size and has a range of well fitted units with integrated appliances, including a full fridge freezer, electric oven and washing machine.

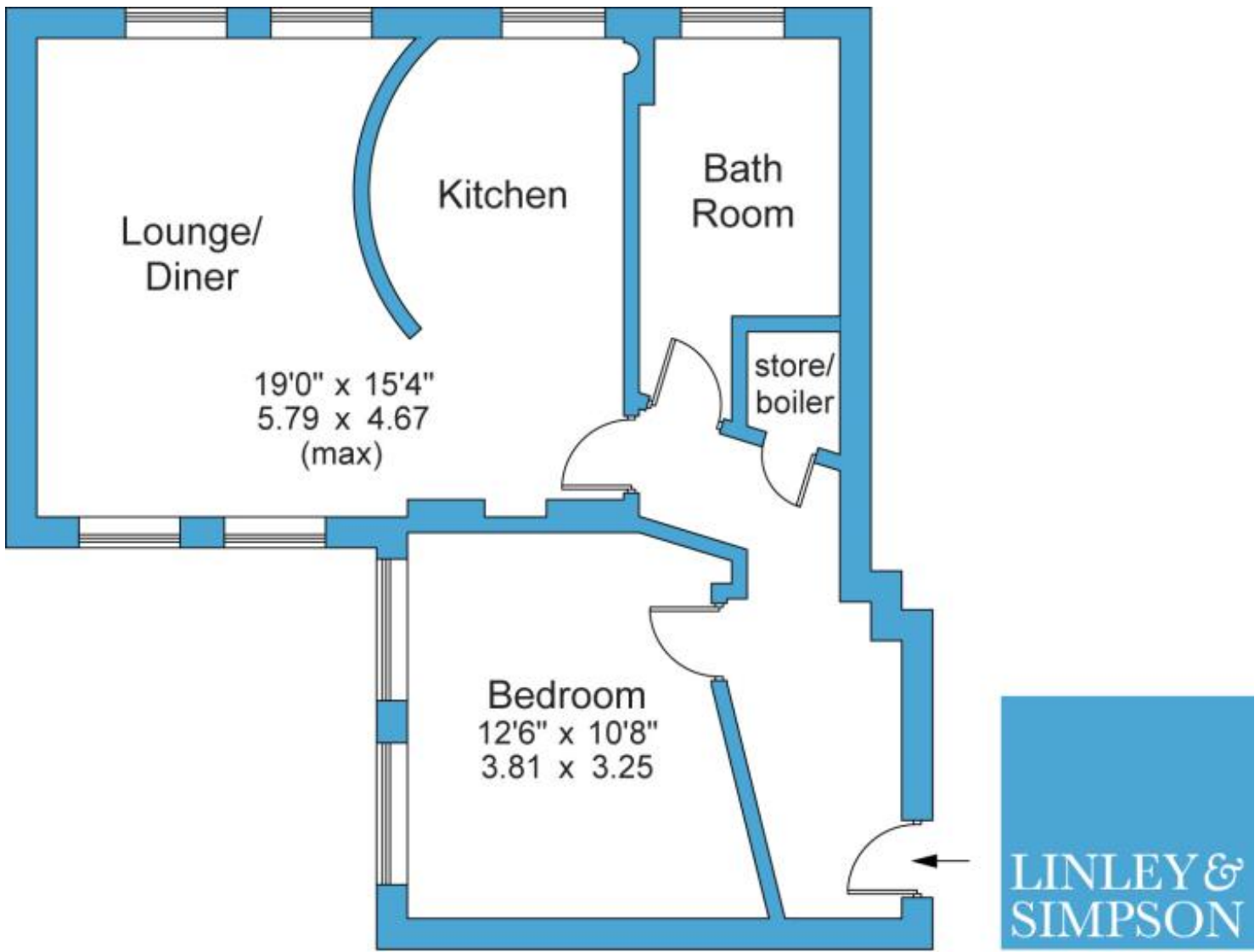
BEDROOM:-

The double bedroom has two large sash style windows, high ceilings and plenty of space for wardrobes and other required bedroom furniture.


BATHROOM:-

The bathroom is a great size, with a 3 piece suite in white, mixer controlled shower over bath, pedestal hand wash basin and heated towel rail.





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		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.

Additional Information

AGENTS NOTES:

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