



VELOCITY WEST, 5
CITY WALK, LEEDS,
WEST YORKSHIRE,
LS11 9BG
£200,000
2 Bedroom Flat
EPC Rating: C



This beautifully presented and fully refurbished, 2 bedroom, 2 bathroom, 3rd floor apartment, forms part of this highly sought after development of Velocity.

Redecorated throughout and covering 662sqft in total, the open plan living area offers a newly fitted kitchen, with built-in appliances, including a fridge and dishwasher.

The lounge/diner has floor to ceiling French doors, which open onto a Juliet balcony offering city views towards the west - it also benefits from a newly laid, light grey floor.

Off the entrance hall, which also boasts new flooring, is a re-tiled bathroom, 2 storage cupboards and 2 double bedrooms - the master having built-in wardrobes and a stunning en-suite shower room.

One allocated parking space is included.

Available immediately, with a possible rental return of £900pcm.

EWS1 fire safety compliant.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa (reviewed at R.P.I every 10 years, next review 2029) / Service Charge - £1,184.70pa / Council Tax - Band £1,860.22pa

Lease - 999 years from 2003

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 open plan living space in this particular apartment occupies a west facing aspect, with French doors that open onto a Juliet style balcony - offers views over the ever changing skyline of Leeds beyond. The room easily allows for both lounging and dining, as well as a study desk if so desired.

KITCHEN:-

Being part of the lounge / diner, the kitchen is cream in colour, with wood affect work tops. Built-in appliances include, an electric oven, ceramic hob with extractor hood over, dishwasher, washing machine and fridge with freezer box.

BEDROOM 1:-

The master bedroom is a good size and will allow for a king-size bed, side tables and drawers - with built-in wardrobes providing both hanging space and additional storage. Views are afforded to the west and the room also benefits from a recently retiled en-suite shower room - with mixer controlled corner shower.

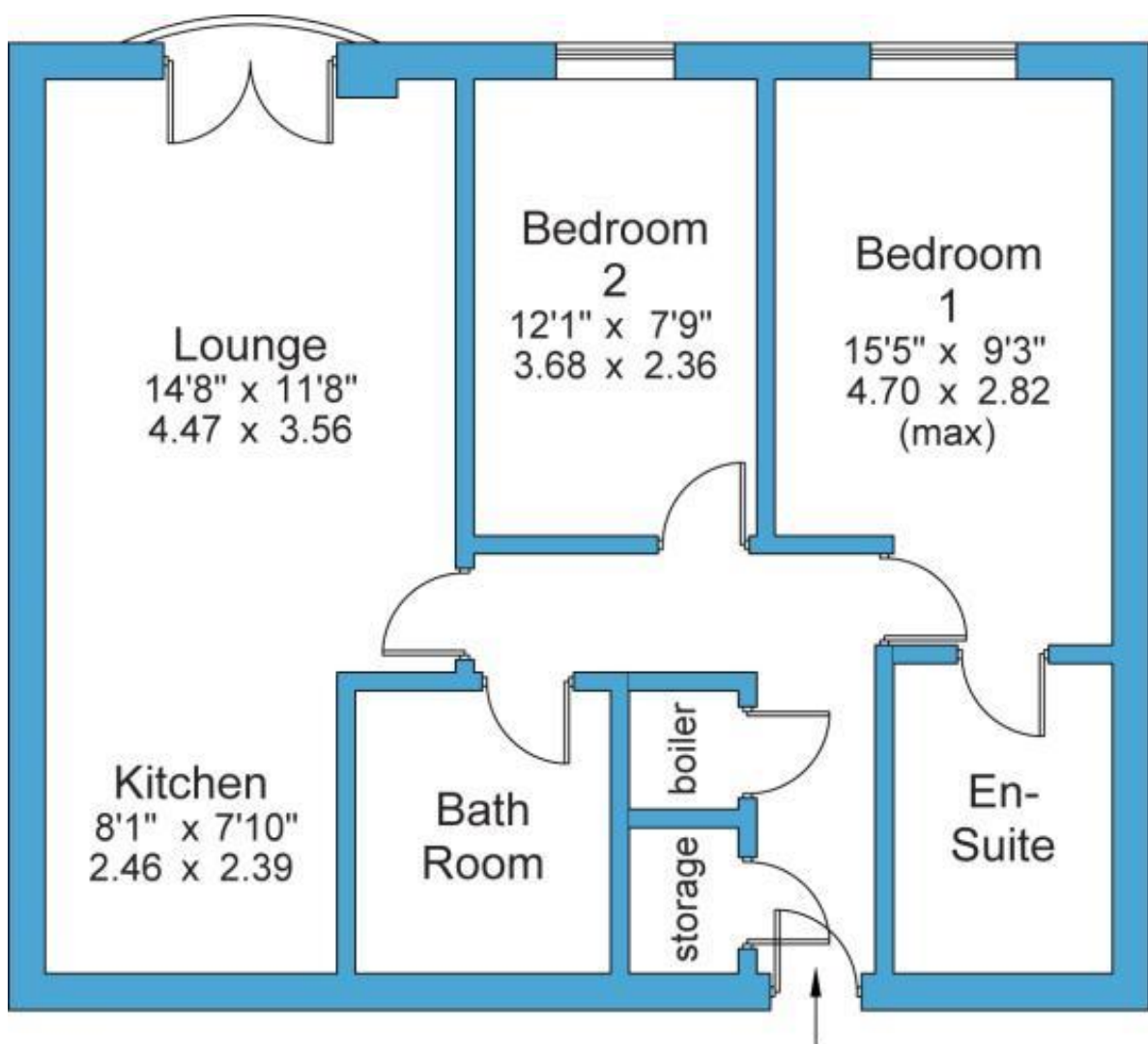
BEDROOM 2:-

The second bedroom is again a good size, allowing for a double bed, wardrobe and bedside tables - making it ideal for sharers and owner-occupiers alike.

HOUSE BATHROOM:-

The family bathroom is mostly tiled and incorporates a white 3 piece suite, with mixer shower over the bath, glazed shower screen, wall mounted mirror and heated towel rail.





Approx Gross Floor Area = 693 Sq. Feet
 = 64.3 Sq. Metres

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		86
(69-80) C	76	
(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	

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.