



QUAY ONE, NEPTUNE  
STREET, LEEDS, LS9  
8DS

£220,000

2 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

Located on the 3rd floor of this cute and small development, is this 2 bedroom, 2 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 extensive floor to ceiling windows, which gives access to a large terrace.

Off the entrance hall is a contemporary house bathroom, storage / utility cupboard and two double bedrooms - the principle having an en-suite shower room.

One allocated gated parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa (next review on the 31st December 2056 to £400.00pa) / Service Charge - £1,368.24pa / 125 years from 1st February 2008 / Council Tax - Band D = £1,860.22pa  
Currently rented until the 23<sup>rd</sup> July 2022 @ £950pcm.

### **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 dual aspect living space occupies a south/east facing position and has several floor to ceiling patio doors, which flood the room with light. There is also the added benefit of a large terrace, 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 1:-**

The main bedroom is a great size and will allow for a king-size bed, side tables and drawers - with built-in mirrored wardrobes providing both hanging space and additional storage. The room also benefits from patio doors which open onto the terrace, along with a contemporary shower room.

### **BEDROOM 2:-**

The second bedroom will allow for a double bed, side tables and wardrobes - making it ideal for owner-occupiers and sharers alike.

### **BATHROOM:-**

The bathroom is spacious and fully tiled - it incorporates a white suite, with mixer controlled shower over bath, designer fittings, a funky matt grey heated towel rail and large wall mounted mirror.



