



VICTORIA HOUSE,  
THE HEADROW,  
LEEDS, LS1 5RL

£225,000

2 Bedroom Flat

EPC Rating: B

LINLEY &  
SIMPSON

This is a well presented and spacious, 2 bedroom, 2 bathroom, contemporary apartment - located on the 2nd floor of this very central development.

The open plan living area offers a large recessed kitchen, with built-in appliances, including an electric oven, hob, full size fridge- freezer and dishwasher.

The lounge/diner has large floor to ceiling patio doors, which open onto a large balcony, offering great city views towards Victoria Gardens and the Henry Moore institute.

Off the curved quirky hallway, is a contemporary house bathroom, 2 double bedrooms - one with master en-suite shower room.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa (no revision) / Service Charge - £1,542.80pa / Buildings Insurance - £440.13pa / Council Tax - Band E = £2,273.60

Lease - 150 years from January 2001

CURRENTLY RENTED until the 29<sup>th</sup> September 2022 @ £1,075pcm.

### **THE DEVELOPMENT:-**

Victoria House is a very central mixed use development, that is both popular with both owner-occupiers and tenants alike. Located on The Headrow, opposite the Town Hall and central Leeds library, the city centre is literally on your doorstep.

It is quite a small development, with only 17 apartments in total, where most have a large balcony, high ceilings and spacious rooms.

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

The lounge / diner is very spacious, with high ceilings and distinctive living and dining areas. There are floor to ceiling patio doors at the far end of the room, which open onto a large balcony, offering north/west facing views over the city centre and the Headrow below.

### **KITCHEN:-**

Being part of the lounge/diner, the recessed kitchen is beech in colour, finished off with gloss granite effect worktops. There are a range of stainless steel built-in appliances, including an electric oven, halogen hob and extractor fan - as well as a full size dishwasher and fridge-freezer.

### **BEDROOM 1:-**

The master bedroom is a good double and quite quirky, with a curved wall, glass block feature and sloped ceilings. There are large built-in wardrobes and the added benefit of a large en-suite shower room, with sliding door.

### **BEDROOM 2:-**

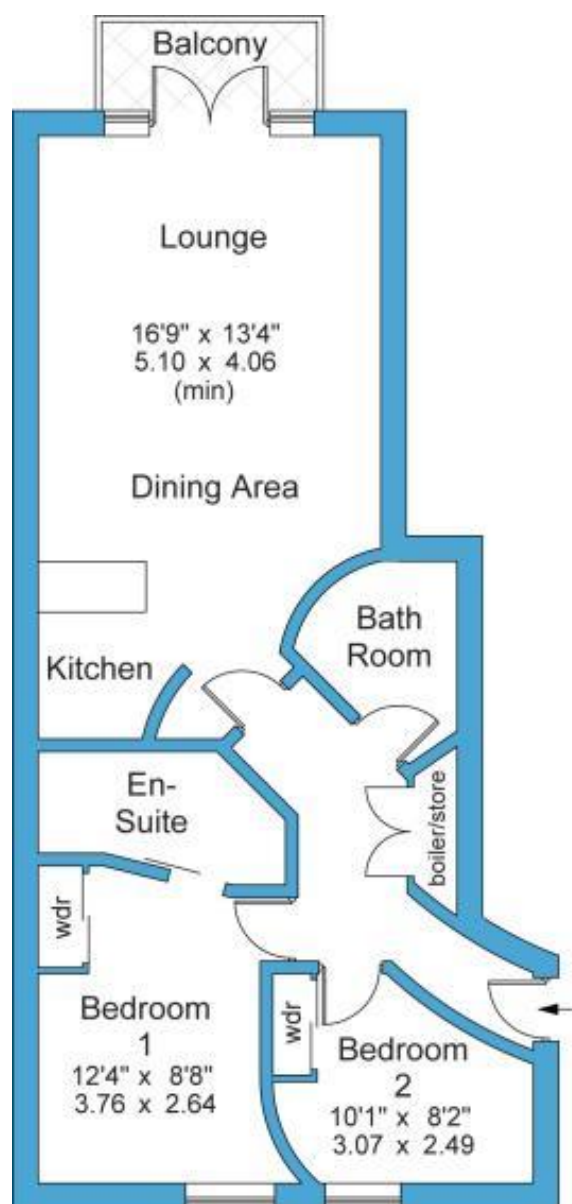
The second bedroom by city standards is also a great double and again has built-in wardrobes. This quirky room, with views into the central light well, is ideal for sharers and owner-occupiers alike.

### **BATHROOM & EN-SUITE SHOWER ROOM:-**

Both the house bathroom and en-suite are travertine tiled and incorporate white suites, with chrome shower fittings, wall mirrors, feature lighting and heated towel rails.







For illustrative purposes only. Not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>	74	76
(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:

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