



2 bed apartment to buy in LS2

11 Regent Street, Leeds, West Yorkshire,
LS2 7JP

£79,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Second Floor Apartment
- ✓ Two Bedrooms & Two Bathrooms
- ✓ Upgraded Kitchen
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A spacious, fully furnished two-bedroom, two-bathroom apartment, situated in a quiet position on the second floor of the popular and conveniently located Citispace development in Leeds.

Refurbished throughout, the apartment offers bright, modern and comfortable accommodation, featuring large windows, a fitted kitchen with ceramic hob, fan oven, washer dryer and fridge.

This property presents an excellent ready-made investment opportunity, currently generating £1,125 per calendar month, with long-term tenants in situ.

Ideally positioned on Regent Street, the apartment is within walking distance of Leeds City Centre, Leeds General Infirmary, universities, John Lewis, Leeds Playhouse, Leeds Market and the bus station.

Leeds Beckett University is approximately a 10-minute walk away, making the location particularly attractive to professionals and students alike.

Residents also benefit from convenient amenities on their doorstep, including a shop, coffee shop and solarium.

HALLWAY Wood laminate flooring and access to all rooms

LIVING AREA 16' 2" x 13' 11" (4.95m x 4.26m) Spacious living area with floor to ceiling windows and fitted blinds. Two wall mounted electric heaters.

KITCHEN (Open Plan) The open plan Kitchen has a range of modern white gloss units, integrated electric oven and four ring hob with extractor fan. Undercounter washing machine and space for a freestanding fridge / freezer.

BEDROOM ONE 20' 9" x 9' 3" (6.35m x 2.82m) Double bedroom with floor to ceiling windows with fitted blinds. Wood laminate flooring, wall mounted electric heater.

ENSUITE 7' 5" x 3' 3" (2.28m x 1.00m) Shower room en-suite with electric shower, W.C, hand basin.

BEDROOM TWO 13' 1" x 6' 10" (4.01m x 2.09m) Second bedroom with wood laminate flooring, floor to ceiling window with fitted blind, wall mounted electric heater.

SHOWER ROOM 7' 4" x 3' 8" (2.26m x 1.14m) Shower room en-suite with electric shower, W.C, hand basin.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £4,587.00

Price: Starting Bid £79,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Citispace South

Total Area: 56.6 m² ... 609 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510,
north@pattinson.co.uk, www.pattinson.co.uk**

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