

2 bed apartment to buy in LS1

Wellington Street, Leeds, West Yorkshire, LS1 4JJ

£95,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Underground parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- EWS1 Compliant - B1 Rating
- 7th Floor apartment
- Secure parking included
- EPC Rating B

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

EWS1 CERTIFICATE NOW ISSUED - B1 RATING

Located on the 7th floor of the popular West Point development, this well-presented two-bedroom apartment comes with secure parking and offers excellent city centre living in the heart of Leeds. Extending to approximately 818 sq. ft., the property features a bright open-plan living area, balcony and two double bedrooms, both with en-suite bathrooms.

Further benefits include concierge service, on-site amenities, an EWS1 certificate with a B1 rating and a long 999-year lease from 2005. Leeds Station is approximately a five-minute walk away, while City Square, Wellington Street, Trinity Leeds and a wide range of shops, cafés, bars and restaurants are all close by.

This is a fantastic opportunity to acquire a spacious city centre apartment with parking and superb transport links.

LEASEHOLD INFORMATION Lease Term: 999 years (less three days) from 1 January 2005

Service Charge for 2026: £3,841.06

Ground Rent: £365.23

The ground rent is reviewed every 10 years in line with an official inflation index. The next rent review is due in 2027.

WEST POINT Communal lobby with fob entry system, secure mail boxes and lift to all floors.

HALLWAY 28' 3" x 3' 5" (8.62m x 1.06m) Spacious entrance hallway with large storage cupboard housing the hot water cylinder and washing machine.

LIVING AREA 19' 3" x 15' 8" (5.88m x 4.79m) The open plan living area has wood effect flooring, floor to ceiling window and access to the balcony.

KITCHEN (Open Plan) The kitchen has been upgraded in recent years and comprises a range of fitted units, electric oven, hob, dishwasher and sink.

BEDROOM ONE 19' 10" x 9' 10" (6.05m x 3.01m) max The main bedroom has fitted wardrobe and electric wall mounted heater.

ENSUITE 5' 8" x 5' 0" (1.75m x 1.53m) The ensuite to the main bedroom is open plan with shower unit, hand basin, w.c. and heated towel rail.

BEDROOM TWO 16' 0" x 9' 10" (4.90m x 3.00m) The second double bedroom has electric wall mounted heater and access to the Jack 'n' Jill ensuite.

BATHROOM 7' 2" x 5' 6" (2.20m x 1.70m) The main bathroom can be accessed from the second bedroom and hallway. The space comprises; bath with shower over, hand basin and w.c.

SECURE PARKING The property is sold with one allocated parking space which is located beneath the development.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: Lease Term: 999 years (less three days) from 1 January 2005

Annual Ground Rent Amount: £365.00

Ground Rent Review Period: The ground rent is reviewed every 10 years in line with an official inflation index. The next rent review is due in 2027.

Annual Service Charge Amount: £3,841.00

Price: Starting Bid £95,000

Property Type: Apartment

Parking: Underground

Construction materials: Steel frame construction

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

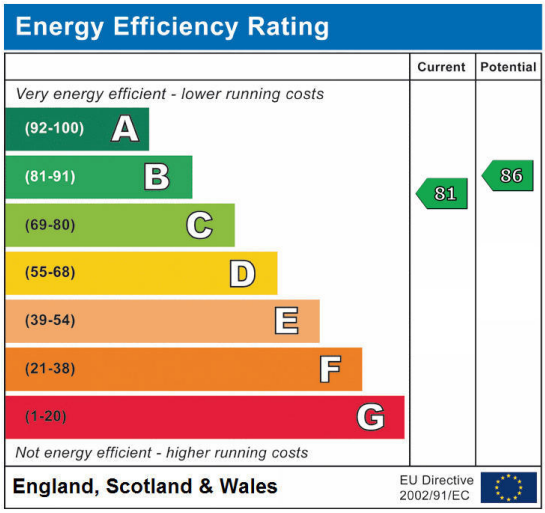
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



West Point, Wellington Street, LS1 4JJ



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

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