

2 bed apartment to buy in LS2

2 Crown Street, Leeds, West Yorkshire, LS2 7DA

£85,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Property features

- FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- Current monthly rental - £1,025
- First floor apartment
- Sold subject to current tenancy
- EPC Rating E

Key Information

- Council Tax: Band D
- EPC Rating: E
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Tenanted Investment Opportunity - Sold Subject to the Existing Tenancy

Offered for sale by auction is this tenanted apartment, providing an immediate rental income and an attractive opportunity for landlords and property investors.

The property is currently let at £1,025 per calendar month on an APT and will be sold subject to the current tenancy.

Key Information

- For sale by modern method of auction (terms and conditions apply)

- Currently tenanted

- Rental income of £1,025 pcm

- Let on an APT

- Sold subject to the existing tenancy

The photographs used in this listing were taken prior to the commencement of the current tenancy and may not reflect the property's current condition, contents or appearance.

Viewings are strictly by appointment and subject to reasonable notice being provided to the tenant.

LEASEHOLD INFORMATION Lease term: 999 years (less 5 days) from 25th December 2004

Ground rent: £300 pa (reviewed every 21 years by £150 pa)

Service charge: £3,200 pa

Please note that the development requires remedial work for fire safety. No EWS1 certificate is currently available.

THE APARTMENT

KITCHEN

3.14m x 2.42m (10'4" x 7'11")

A fitted kitchen with white units and grey work surfaces. Appliances include an electric oven and hob, dishwasher, washing machine, integrated microwave and large fridge/freezer.

LIVING/DINING AREA

6.28m x 3.30m (20'7" x 10'10")

A spacious open-plan living and dining area featuring floor-to-ceiling windows, allowing plenty of natural light into the room. Finished with wood-effect laminate flooring and neutral décor, with ample space for both lounge and dining furniture.

BEDROOM ONE

3.80m x 3.30m (12'6" x 10'10")

A generously sized double bedroom featuring grey carpeting and neutral white and grey décor.

BEDROOM TWO

3.30m x 2.64m (10'10" x 8'8")

A well-proportioned second double bedroom with a full-length window providing excellent natural light. Finished with grey carpeting and white-painted walls, with a built-in wardrobe.

BATHROOM

A fitted bathroom featuring a white three-piece suite comprising a WC, wash hand basin and bath with shower over. The room is finished with white wall tiling, dark blue painted sections and tiled flooring.

Approximate total floor area: 63.8 sq m (687 sq ft).

All measurements are approximate and are provided for guidance and display purposes only.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 977

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £3,200.00

Price: Starting Bid £85,000

Property Type: Apartment

Construction materials: Brick and block

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

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

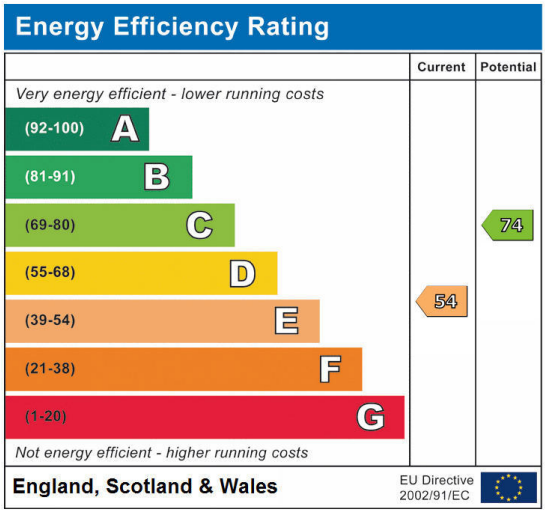
Air conditioning: No



Crown Street Buildings, 2, Crown Street, LS2 7DA

Total Area: 63.8 m² ... 687 ft²

All measurements are approximate and for display purposes only



2 Crown Street, Leeds, West Yorkshire, LS2 7DA

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

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