



## 1 bed studio flat to buy in LS2

Centenary House, 53 North Street, Leeds,  
,, LS2 8JB

**£90,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

## Property features

- ✓ FOR SALE BY ONLINE AUCTION  
T&C'S APPLY
- ✓ Studio Apartment
- ✓ Electric Heating
- ✓ Close to Local Amenities
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

We are pleased to present this stunning studio apartment based in the heart of Leeds city centre. Within walking distance to an abundance of shops, bars, and restaurants.

Located in Leeds city centre, this home could not be better located for amenities. Within a couple of minute's walk you have a wealth of shops, supermarkets, bars and restaurants to suit everyone's needs. Also nearby are great commuter links in the form of frequent bus and train links.

Internally the property comprises a stylish studio layout with an open plan design that is flooded with natural light from the two large windows that give the room an added open feel. The modern kitchen has plenty of worktop/cupboard space that is suited for modern-day living. The family bathroom comprises of a low-level flush WC, hand basin and walk-in shower that adds the finishing touches to an already outstanding property.

Current rental income: £750pcm

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 248

Annual Ground Rent Amount: £127.00

Annual Service Charge Amount: £800.00

Price: Starting Bid £90,000

Property Type: Studio flat


Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric



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

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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