



## 1 bed apartment to buy in LS11

Manor Mills, Ingram Street, Leeds, West Yorkshire, LS11 9BT

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Offered for sale via Modern Method of Auction (T's & C's apply)
- ✓ Starting bid £95,000
- ✓ 6th Floor apartment
- ✓ Separate bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

FOR SALE VIA SECURE ONLINE BIDDING. Starting Bid: £80,000 Terms & Conditions Apply.

A spacious one bedroom apartment sold subject to current tenancy. Located on the 6th floor of Manor Mills, a modern development in Leeds city centre. Local amenities of the city centre and Leeds Train station are within a few minutes' walk.

The property briefly comprises; separate bedroom with large fitted wardrobes and floor to ceiling windows, bathroom with three piece suite, shower over the bath and chrome heated towel rail.

The living space offers views of the inner courtyard. Kitchen is fitted with high gloss white units, integrated oven, hob, fridge and dishwasher.

Washing machine can be accessed via the utility cupboard in the hallway.

LEASEHOLD & PROPERTY INFORMATION Lease term 999 years from 2006

Ground rent £370.39 pa

(The ground rent is reviewed every 10 years)

Service charge for 2025 £1,552 pa

EWS1 Compliant- A1 Rating

Council tax band B

EPC Rating C

Sold subject to current tenancy

Current rental is £800 pcm

Please note some furniture shown in the photos has recently changed. A full inventory is available on request.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 970

Annual Ground Rent Amount: £371.00

Annual Service Charge Amount: £1,552.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: None

Year built: 2008

Construction materials: 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

Required access: No

Heating: Electric

Electric: National Grid

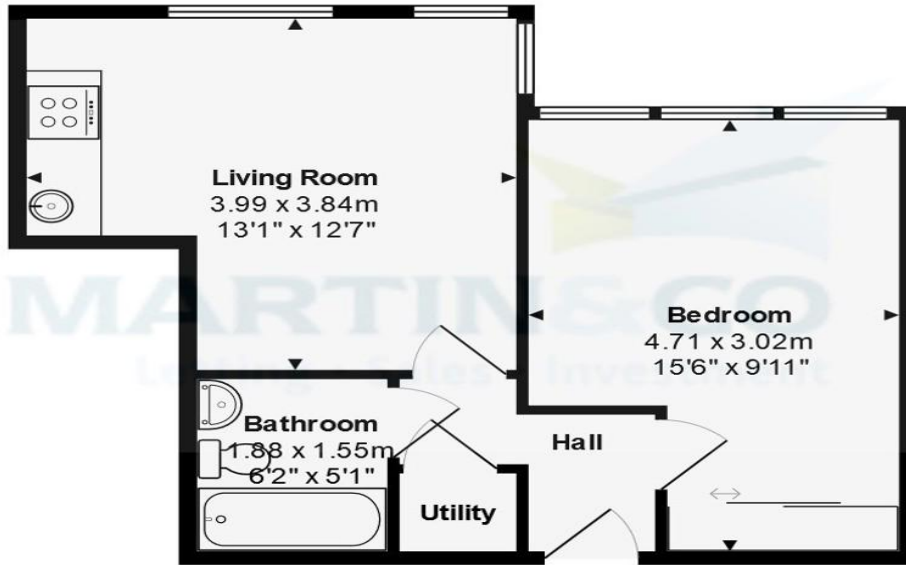
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(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

Manor Mills, Ingram Street, Leeds, West Yorkshire, LS11 9BT

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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