

## 2 bed apartment to buy in LS2

Elmwood Lane, Leeds, West Yorkshire, LS2 8WG

**£125,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

We are pleased to offer for sale a two bedroom, one bathroom apartment for sale within aspect 14 located on the tenth floor of this popular development .

The property enjoys an open plan living/kitchen/diner with floor to ceiling window and door to balcony overlooking the communal gardens, two bedrooms and three piece bathroom.

Aspect 14 is a popular development within minutes of the First Direct Arena, walking distance to the universities and the recently regenerated trendy Northern Quarter area of Leeds City Centre which has various restaurants and bars. Excellent investment property or first time buy.

The property is currently let on an AST agreement at £925pcm making this a great future investment but the current lease expires in July 26 and a section 21 notice has been issued.

Council Tax Band: C

Tenure: Leasehold

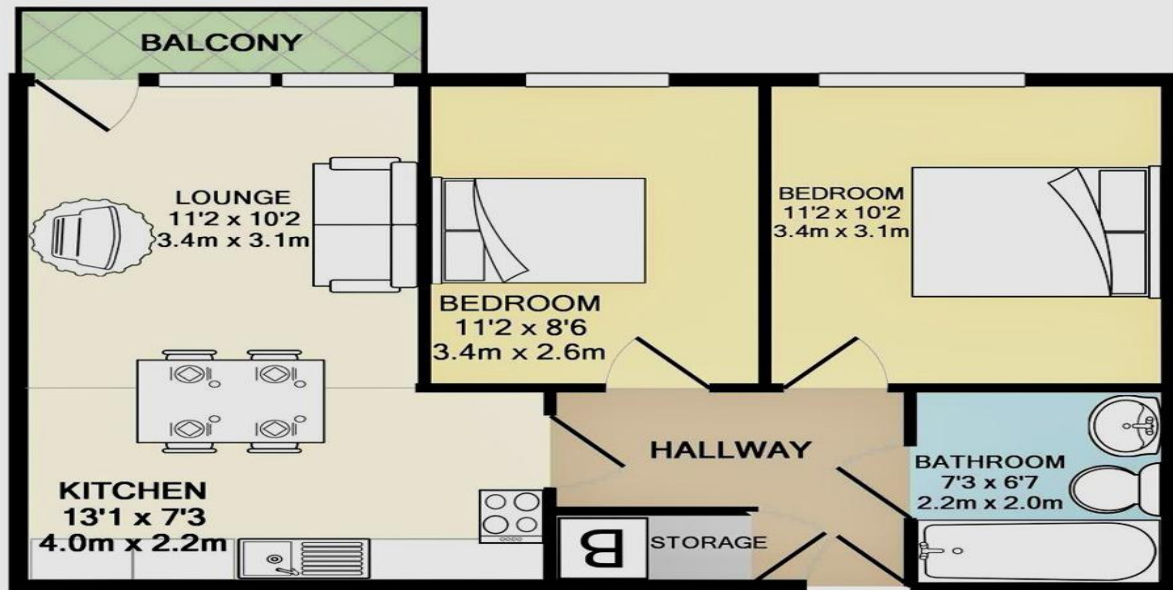
Annual Service Charge Amount: £1,188.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

Heating: Electric



Total Approx. Floor Area 530 Sq.Ft. (49.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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