Stoneacre Properties

2 Leylands Road, Leeds, LS2 7JS

£115,000

*** LEEDS CITY CENTRE FLAT *** RARE TO MARKET 2-BED CITISPACE APARTMENT *** NOW EWS1 COMPLIANT *** SOLD WITH VACANT POSSESSION ALSO IDEAL FOR INVESTORS *** Stoneacre Properties are delighted to offer to the sales market a spacious two double bedroom flat at the Citispace development. The property comprises two double bedrooms, open plan kitchen/living/diner with full sized kitchen and a full sized bathroom. Viewings on this property are highly recommended to avoid disappointment!

Communal Entrance
Secure entry system, postboxes with lift to 2nd floor apartment entrance.

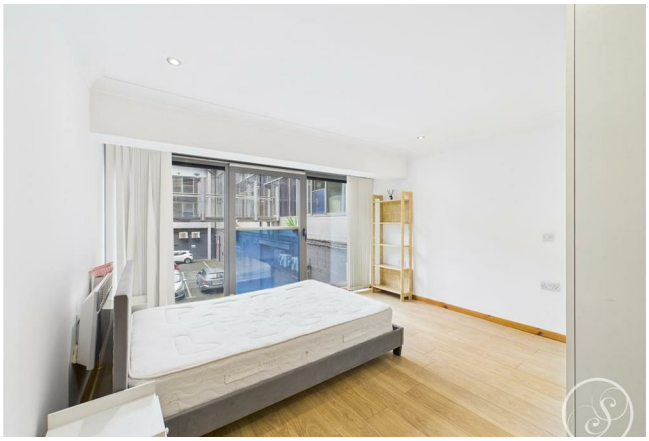
Kitchen/Living/Diner
Wood strip laminate flooring, wall mounted electric heater, double glazed floor to ceiling windows with sliding door and Juliette balcony. Full size kitchen comprising stainless steel sink, electric hob, oven, washing machine and fridge/freezer.

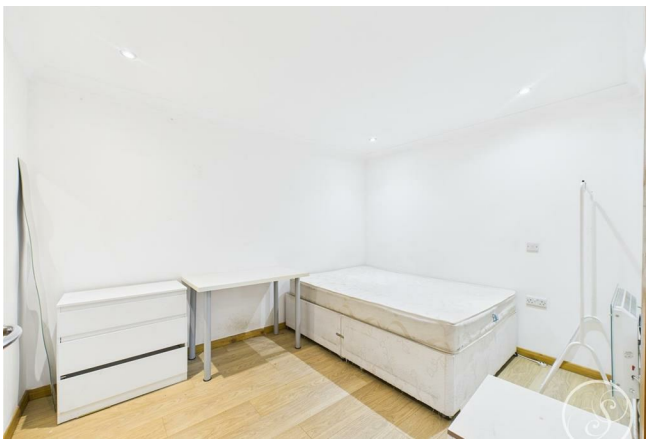
Bedroom 1
Wood strip laminate flooring, large floor to ceiling windows.

Bedroom 2
Wood strip laminate flooring, double bedroom.

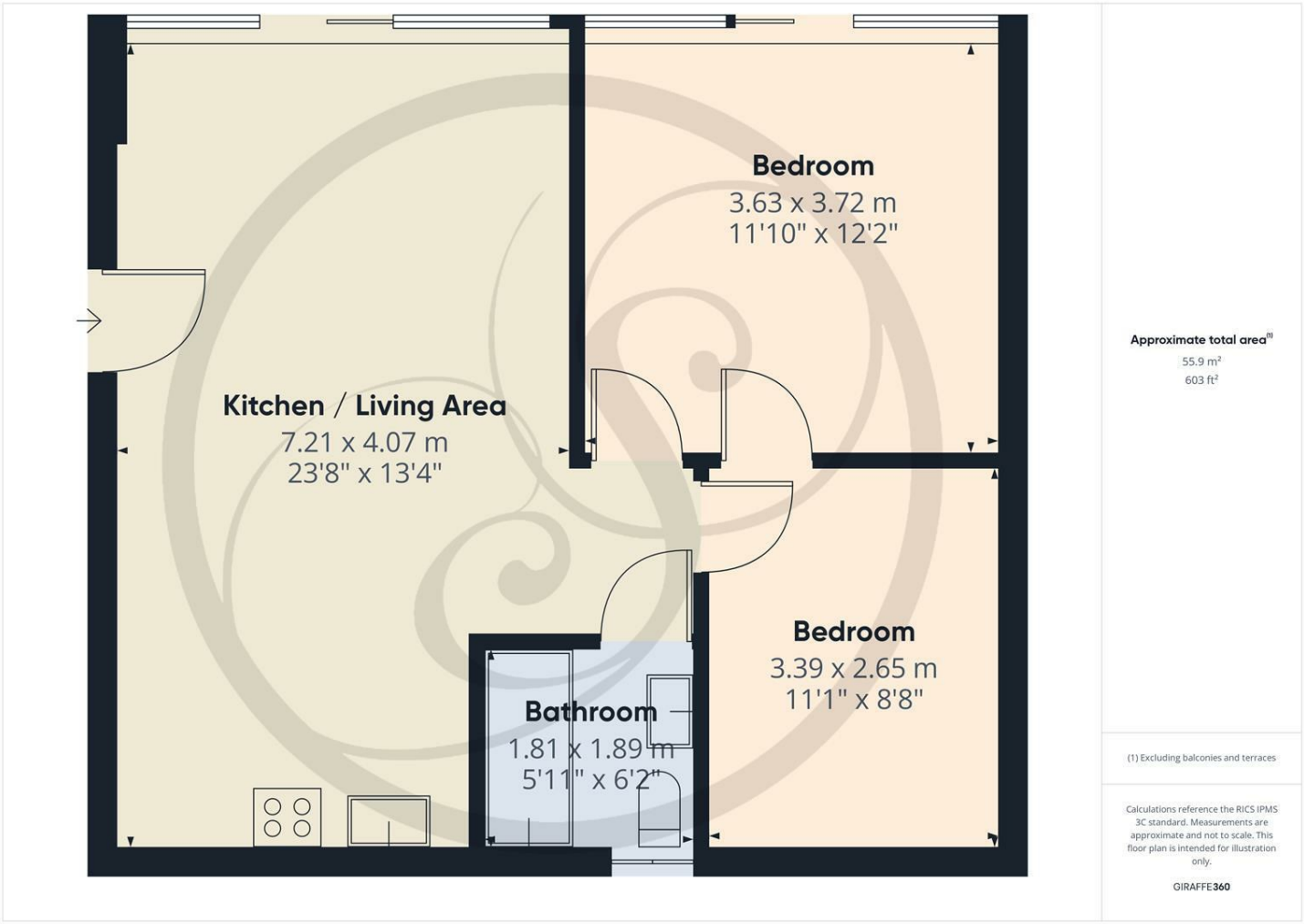
Bathroom
Full sized bathroom with shower over bath, toilet and sink.

Lease
We are advised the property is leasehold with a term of 125 years from 2004. The current service charge is approximately £2600 (approx) per annum and the ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

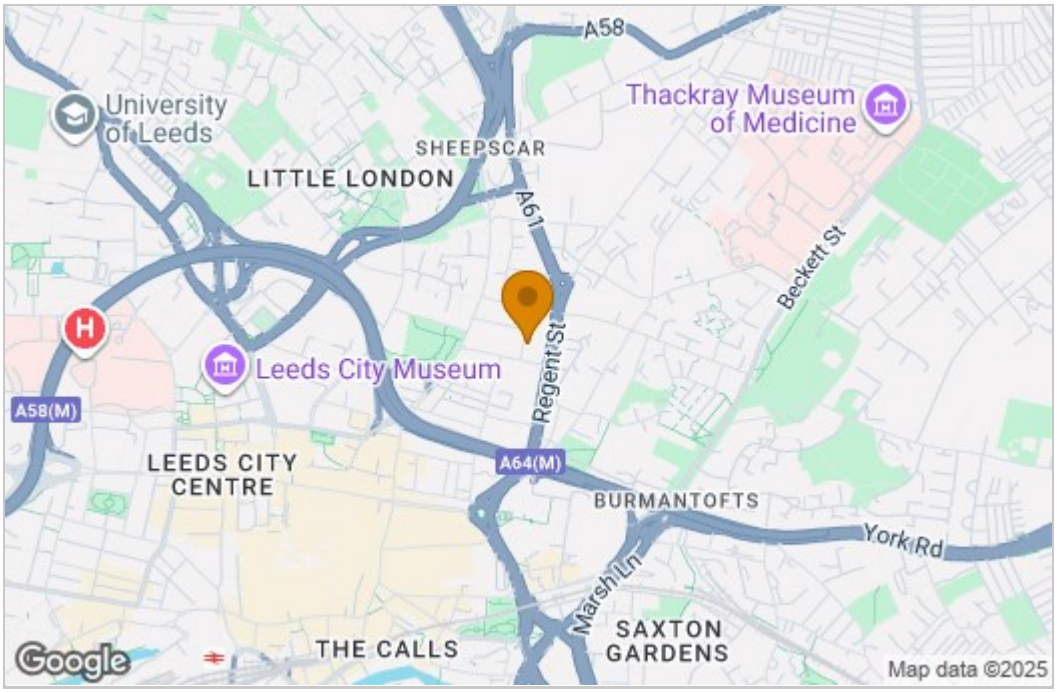




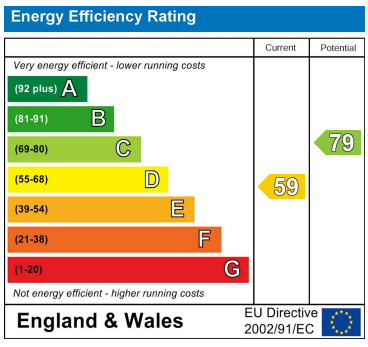
Floor Plan

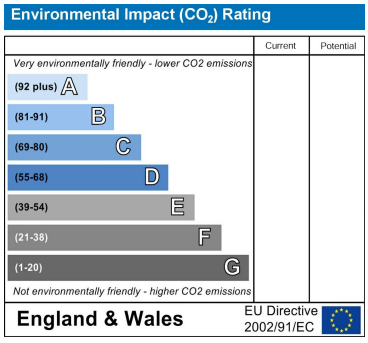


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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