Stoneacre Properties

Holborn Approach

Leeds, LS6 2PD

£80,000

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Stoneacre Properties are delighted to offer for sale this modern studio apartment situated within the popular Trinity Hall development in Leeds. The apartment features a well-designed open-plan living and sleeping area, a fitted kitchen, and a contemporary bathroom.

Residents at Trinity Hall benefit from a range of excellent on-site facilities, including communal laundry areas, a games room, and a fully equipped gym. Conveniently located close to Leeds city centre and the city's universities, the property offers easy access to local amenities and transport links.

This property is being sold as a buy-to-let investment, making it an ideal opportunity for investors seeking a high-yielding addition to their portfolio in a consistently popular rental location.

The studio currently achieves a rental income of £795 per month including bills, offering an attractive return for prospective landlords at just shy of a 7% net yield.

COMMUNAL ENTRANCE

Fob offers access to the main building. Stairs lead up to the first floor.

STUDIO APARTMENT

Spacious open apartment with space for bed seating and a fitted kitchen / modern bathroom.

KITCHEN

Modern fitted kitchen with built in oven, electric hob with extractor above and sink with drainer. Space for undermounted fridge/freezer.

BATHROOM

Comprising shower, toilet and sink.

EXTERNAL/AMENITIES

The complex boasts its own onsite launderette, games room and gym.

LEASE

We are advised the property is leasehold with a term of 116 years remaining. The current service charge is approximately £230 per month including bills and the ground rent is £310 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Tel: 0113 237 0999

FAB
POP

BOOM

SUI

Road Map

Hybrid Map

Terrain Map

Floor Plan

Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

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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