

FLETCHER

HOUSES.FLATS.ROOMS



10 South Parade, Leeds, West Yorkshire, LS1 5PQ

A very special and unique opportunity to purchase this recently renovated apartment in the heart of Leeds City Centre.

Fitted and furnished to an incredibly high standard, the property contains an open plan kitchen living room with tiled floors and recessed lighting. The kitchen contains modern integrated appliances including an induction hob, ample storage and breakfast bar area. The two large bedrooms are accompanied by an ensuite and a house bathroom containing a bath and shower respectively.

South Parade is one of the most sought after locations in the very heart of Leeds City Centre. The building has secure fob entry and lift access to all floors. All shopping facilities and transport routes are within 0.2 miles and pay and display parking is available outside.

Ground Rent - £260pa
Service Charge - £1,600pa

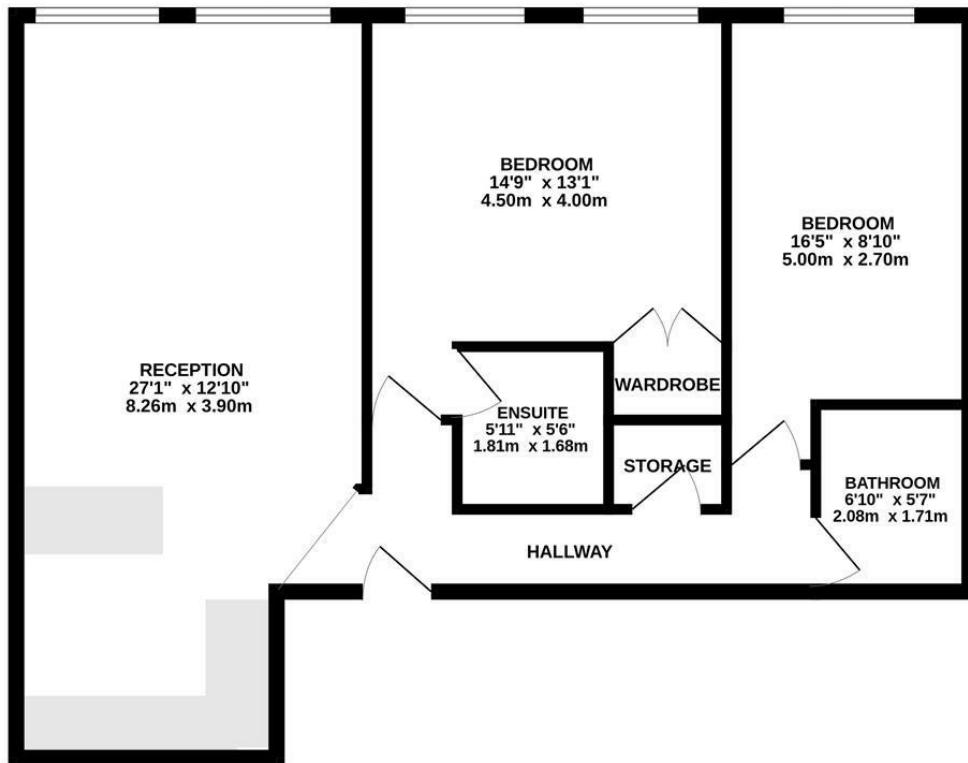
Asking Price £265,000

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SECOND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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