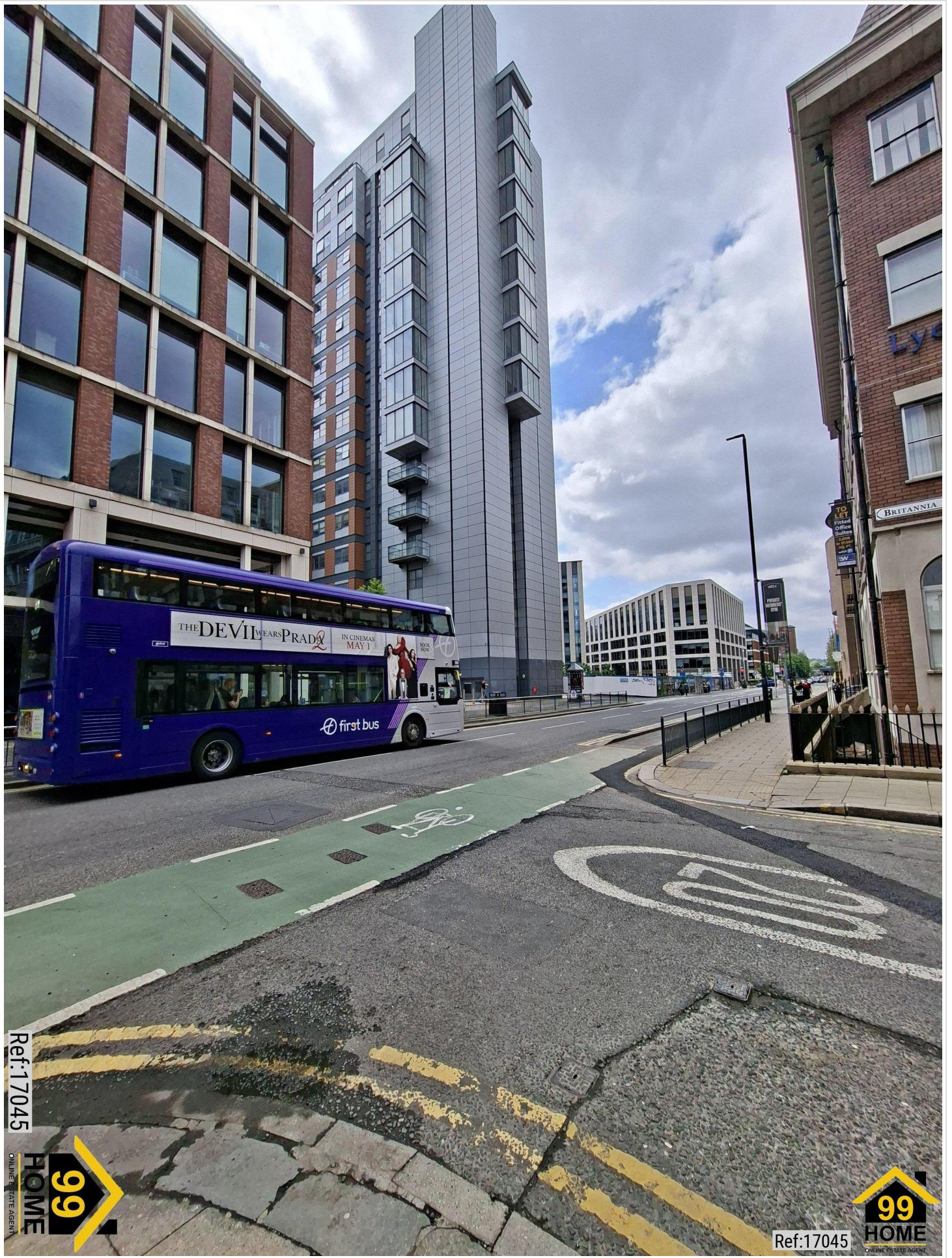




99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
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:info@99home.co.uk

1 Bed Studio In West Point Wellingt Street, Leeds, LS1 4JJ

£82,500



Ref:17045



Ref:17045





SHORT DESCRIPTION

Property Ref: 17045 STUDIO APARTMENT City views from floor 13 Washing machine Excellent LS1 location 350m from train station 24hr Concierge, lift access to all floors Ideal for first-time buyers or property investors Space-efficient layout maximises comfort and practicality Choice of shops, cafés, bars and restaurants in the building or near by Compact and well-planned accommodation Early viewing recommended Council Tax Band A Description Located on Wellington Street this one bedroom purpose-built studio apartment, constructed in 2006, offers a modern living experience in a prime location. At 270 square feet, this is one of the largest and best laid out studios in the building Fold-away double bed in recess and built-in wardrobe. Limestone tiled shower room. Kitchen area with fridge, washing machine, microwave & hob. Recessed lighting. Triple glazing One of the standout features of this property is its proximity to the train station, making it an ideal choice for commuters or those who enjoy easy access to the wider region. The surrounding area boasts a variety of local amenities, including shops, cafes, and restaurants, all within a short distance. This apartment presents an excellent opportunity for first-time buyers or investors looking to enter the Leeds property market. The video was taken just before the washing machine was fitted. Property Type: Studio Full selling price: £82500.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 976 Yearly Ground Rent Cost: £365.23 Yearly Management Cost: £1055.32 Council tax band: A EPC rating: B Measurement: 270 sq.ft. Heating Type: Electric Heating Chain Sale or Chain Free: Chain Free Possession of the property: Tenant....

1

Bed Room(s)

1

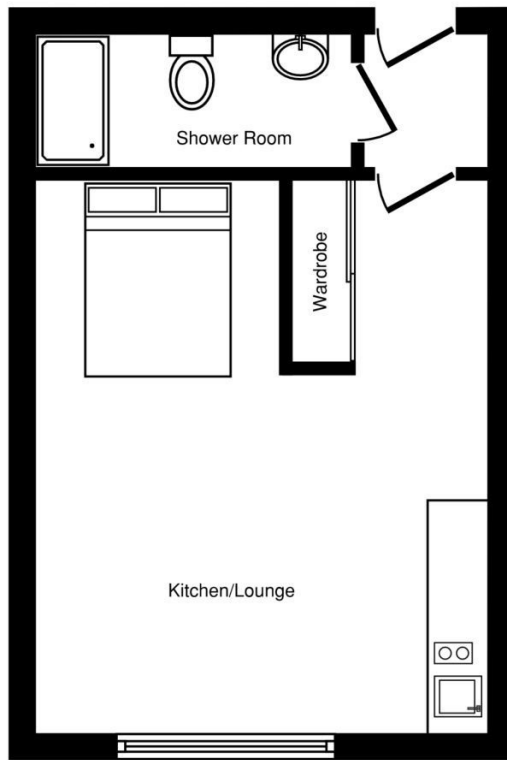
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Mid-floor flat
Date of assessment: 02 December 2013
Date of certificate: 02 December 2013
Reference number: 8696-4121-7729-7807-8273
Type of assessment: RdSAP, existing dwelling
Total floor area: 26 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|--------------|
| Estimated energy costs of dwelling for 3 years: | £ 630 |
| Over 3 years you could save | £ 45 |

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 129 over 3 years | £ 63 over 3 years | |
| Heating | £ 153 over 3 years | £ 174 over 3 years | |
| Hot Water | £ 348 over 3 years | £ 348 over 3 years | |
| Totals | £ 630 | £ 585 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings | Available with |
|----------------------|-----------------|-----------------|----------------|
| | | | |

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