



BRITANNIA HOUSE,  
YORK PLACE, LEEDS,  
LS1 2EU

£120,000

1 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

Forming part of the popular Britannia House development, is this well presented and spacious, studio style apartment.

Covering over 425 sqft, the open plan living area occupies a second floor position, with large picture windows - offering a north facing city aspect.

The separate kitchen has grey cupboard doors, with wood effect tops and integrated appliances.

Off the spacious entrance hall is a large shower room and handy storage cupboard.

The Vendor advises us that the following charges apply:-

Ground Rent - £260pa (reviewed every 10 years at HPI) / Service Charge - £1,312.95 / Lease Term - 999 years from 1999 / Council Tax - C = £1,653.53pa

CURRENTLY RENTED until the 31st of January 2023 at £695pcm.

EWS1:- B1 rated, so fully compliant.

Please note, that there is no lift.

### **THE DEVELOPMENT:-**

Britannia House is a very central development and located in the Financial District. Mainly made up of studio style apartments, with a handful of two bedroom apartments on the top floor. The communal areas are light and bright and there is an on-site launderette.

York Place is a quite one way street which runs parallel with Wellington Street and Park Place. There are a variety of local bars and restaurants to sample as well as the beautiful Park Square to explore.

### **LIVING SPACE:-**

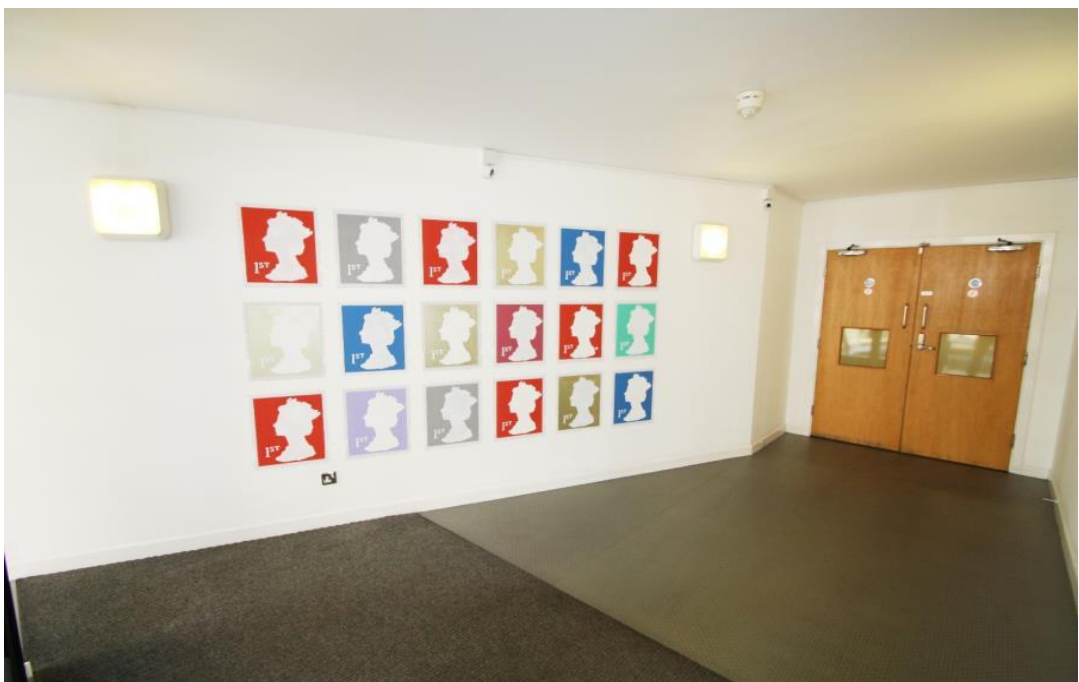
The living / sleeping quarters within this apartment, are very generous for a property of this. The room is rectangular, so no space is wasted and will easily allow for lounging and dining, as well as providing adequate sleeping accommodation. Two huge windows flood the space with light and offer views over York Place below.

### **KITCHEN:-**

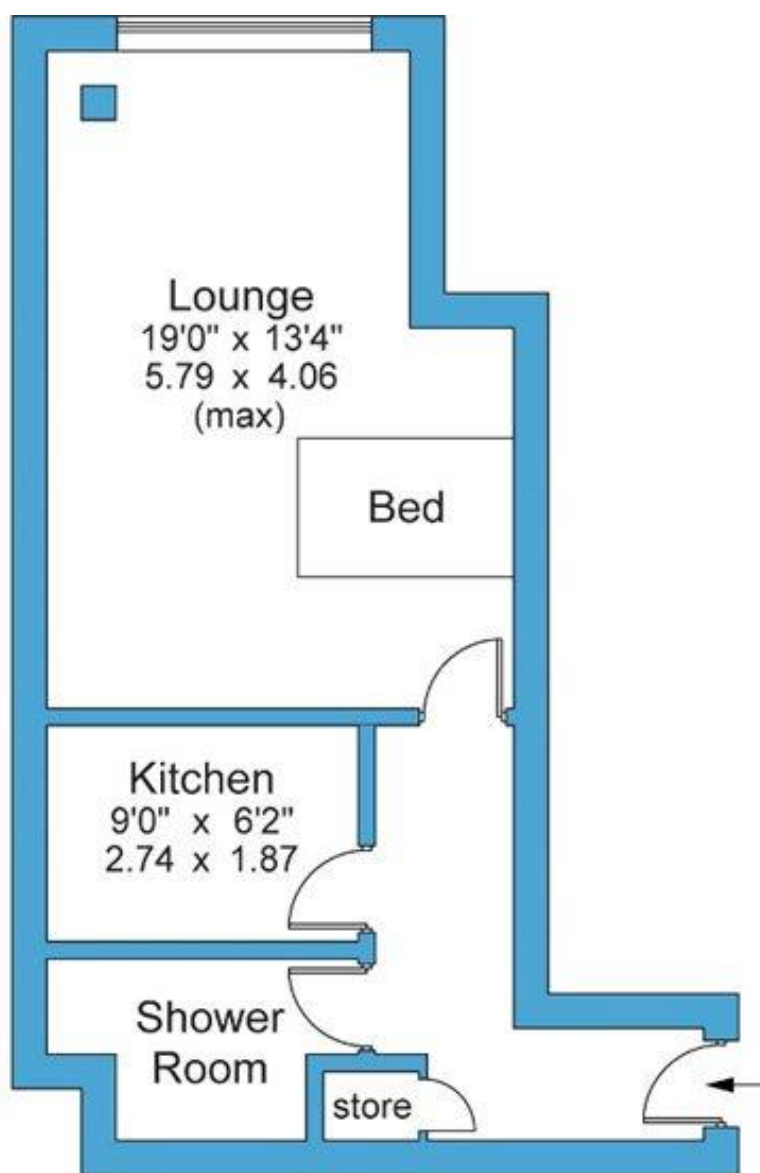
The separate kitchen is well planned and offers exceptional worktops and storage for such a small space. There are built-in appliances, including an electric oven, halogen hob and fridge, all finished off with wood effect worktops.

### **SHOWER ROOM:-**

This room again is extremely spacious and incorporates a corner shower unit, with mixer controlled shower, white bathroom suite with chrome fixtures and fittings, wall mirror and heated towel rail.







For illustrative purposes only. Not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.