



VELOCITY EAST, 4
CITY WALK, LEEDS,
WEST YORKSHIRE,
LS11 9BF
Fixed Price £185,000
2 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

This well presented, 2 bedroom, 1 bathroom, 7th floor apartment, forms part of this highly sought after development of Velocity.

Available furnished and covering 570 sqft, the open plan living area offers a L-shape kitchen, with both built-in and free-standing appliances, including a fridge and dishwasher.

The lounge/diner has large floor to ceiling windows, where a patio door opens onto a corner balcony - offering city views towards the south.

Off the entrance hall are two double bedrooms, a contemporary bathroom and water cylinder cupboard.

One allocated parking space is included.

PLEASE NOTE:- The internal images used, are for guidance only.

CURRENTLY RENTED until the 3rd of June 2022 @ £900pcm.

EWS1 fire safety compliant.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,050.00pa

Lease - 999 years from 2003

THE DEVELOPMENT:-

Velocity is a very popular development with owner-occupiers and tenants alike. It takes the form of four individual blocks, the majority with balconies, but all with parking.

Being positioned south of the city, it offers both easy access into and out of the city centre, with the main motorways being just around the corner. Being part of the up and coming South Bank project - this location is one to watch in the future.

LOUNGE / DINING ROOM:-

The open plan living space in this particular apartment, is light and bright. Occupying a dual aspect position, with distinctive living and dining areas - both of which benefit from full height, dual aspect windows, which give access to a wraparound balcony.

KITCHEN:-

Being part of the lounge / diner, the kitchen is beech in colour, with matching grey work tops. Built-in appliances include, an electric oven and ceramic hob with extractor hood over - as well as a free-standing dishwasher and fridge-freezer.

BEDROOM 1:-

The master bedroom is a good size and will allow for a king-size bed, side tables and drawers - with built-in wardrobes providing both hanging space and additional storage. Views are afforded to the east from a large picture window.

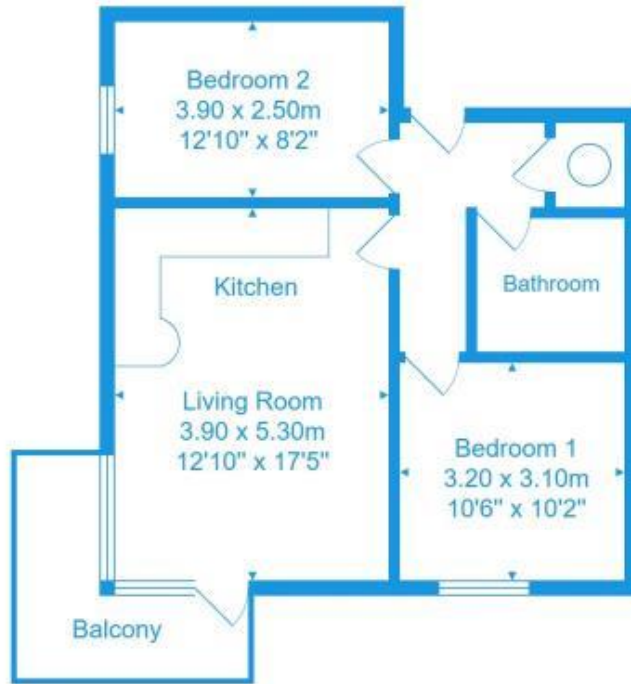
BEDROOM 2:-

The second bedroom is a small double, allowing for a 3/4 bed, wardrobe and bedside tables - making it ideal for sharers and owner-occupiers alike.

BATHROOM:-

The house bathroom is mostly tiled and incorporates a white 3 piece suite, with mixer shower over the bath, wall mirror and heated towel rail.





Total Area: 52.9 m² ... 570 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	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.

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