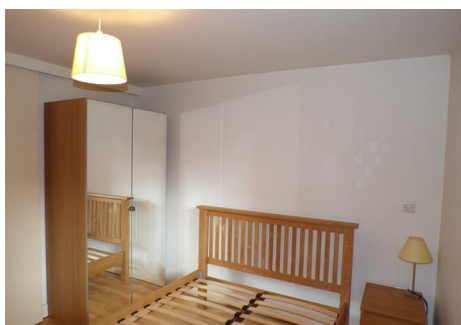


# LEEDS ACCOMMODATION BUREAU

## Sales & Lettings



Apartment 103 The Ice Works, New York Street, Leeds, LS2 7DF

Asking Price £124,000

- Entrance Hall
- Spacious Double Bedroom
- Juliet Balcony
- Gas Central Heated
- Open Plan Lounge / Modern Fitted Kitchen
- Tiled Bathroom with Shower
- Communal Garden / Courtyard

# Apartment 103 The Ice Works, Leeds LS2 7DF

This good sized one-bedroom City Centre apartment is located on the first floor of The Ice Works building. Within walking distance to Leeds City Railway Station and with amenities such as Leeds City Market, and Local supermarkets. and Leeds City Bus & Coach Station all on its doorstep, In the heart of the City Centre, overlooking New York Street which is home to various shops, bars and restaurants, this apartment is finished to a great standard and boasts a spacious open plan lounge / kitchen area with large window and Juliet balcony, spacious double bedroom and tiled bathroom with shower.



Council Tax Band: B



- **First Floor Apartment**
- **Openplan Living**
- **Modern Kitchen**
- **Juliet Balcony**
- **City Centre Location**
- **Good transport links**
- **Excellent Local amenities**

### **Property description**

This good sized one-bedroom City Centre apartment is located on the first floor of The Ice Works building.

Within walking distance to Leeds City Railway Station and with amenities such as Leeds City Market, and Local supermarkets. and Leeds City Bus & Coach Station all on its doorstep,

In the heart of the City Centre, overlooking New York Street which is home to various shops, bars and restaurants, this apartment is finished to a great standard and boasts a spacious open plan lounge / kitchen area with large window and Juliet balcony, spacious double bedroom and tiled bathroom with shower.

Are you an INVESTOR looking for a BUY TO LET OPPORTUNITY?

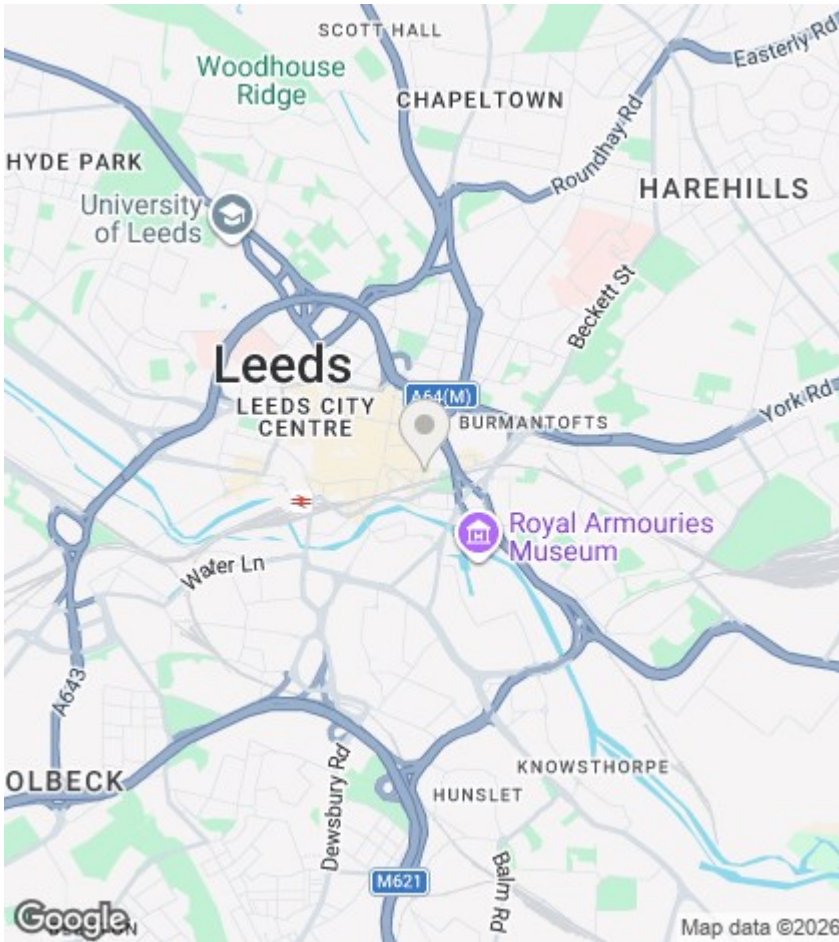
This property would suit a professional looking to purchase a first home in the City Centre or Buy to let opportunity for an Investor.

Great City Centre Location.

Lease 116 Years

Ground Rent £150.00 per Annum

Service Charges £1251.64 per Annum



## Directions

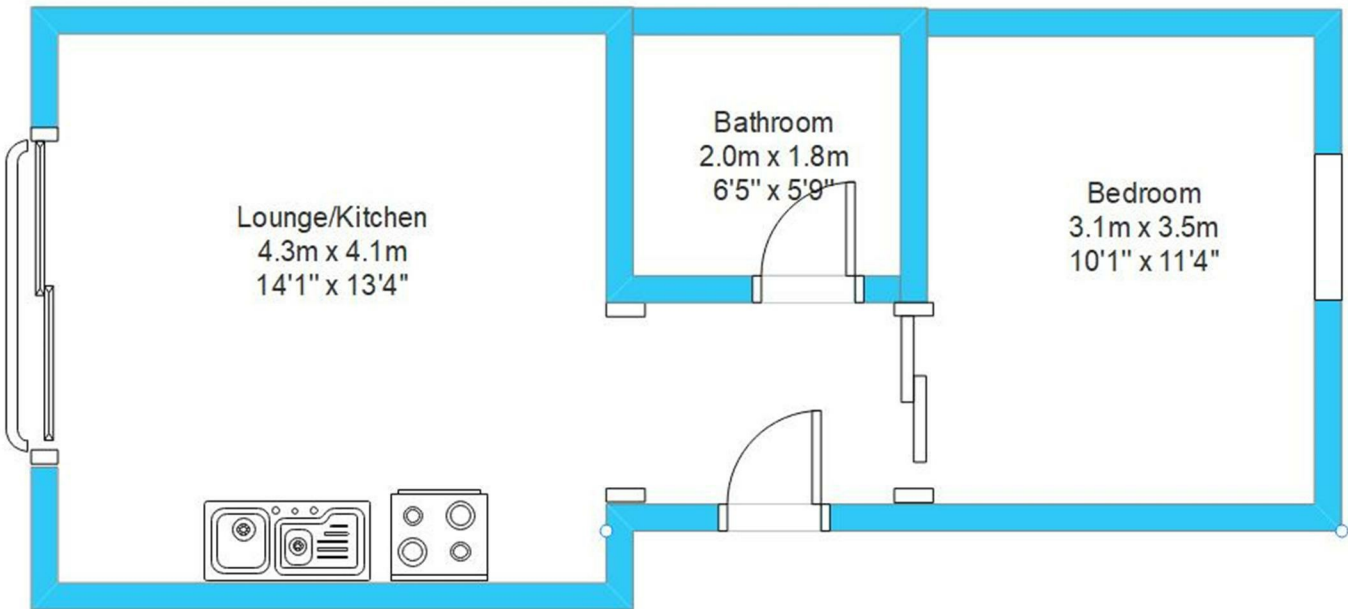
## Viewings

Viewings by arrangement only. Call 01132 444 011 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Disclaimer: The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. No details are guaranteed, and they cannot be relied upon for any purpose.