



2 bed apartment to buy in LS1

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

£125,000 Starting Bid

 x2  x2  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ 4th Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Two Bathrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band E**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**

Description

Centrally located just off Park Row is this two double bedroom apartment on South Parade.

The apartment is currently tenanted on a fixed term contract until September 2026 at £1,100 pcm.

The property is situated on the 4th floor of a former bank office and has a grand staircase entrance and lift to all floors.

The apartment comprises; Hallway, open plan living area with large windows overlooking South Parade. A step up to the Kitchen which has a range of fitted units, electric oven, hob, fridge / freezer and washing machine.

Two double bedrooms, one with a shower room ensuite. House bathroom with a shower over the bath.

INVESTMENT INFORMATION The apartment is currently tenanted at £1,100 pcm. The tenancy is a fixed term until 25th September 2026

Rented furnished.

LEASEHOLD INFORMATION Lease: 999 years from 29 September 1999

Ground rent £260 pa

Service charge for 2025 £2,813.42 pa

COMMUNAL ENTRANCE Fob entry system. Mail boxes and lift to all floors.

HALLWAY Good size hallway with two storage cupboards, one housing the hot water cylinder.

LIVING AREA 26' 10" x 11' 9" (8.20m x 3.60m) max The open plan living area has large windows and electric heating.

KITCHEN (Open Plan) The kitchen has a range of fitted units with integrated electric oven, four ring hob and washing machine.

BEDROOM ONE 4' 7" x 8' 6" (1.40m x 2.60m) The first double bedroom has fitted wardrobe and access to the ensuite. Electric wall mounted heater.

ENSUITE Ensuite with shower cubicle, hand basin and W.C.

BEDROOM TWO 13' 7" x 9' 6" (4.15m x 2.90m) max The second double bedroom has feature wall lighting and electric heater.

BATHROOM The main bathroom comprises; bath with shower over, hand basin and W.C.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 972

Annual Ground Rent Amount: £260.00

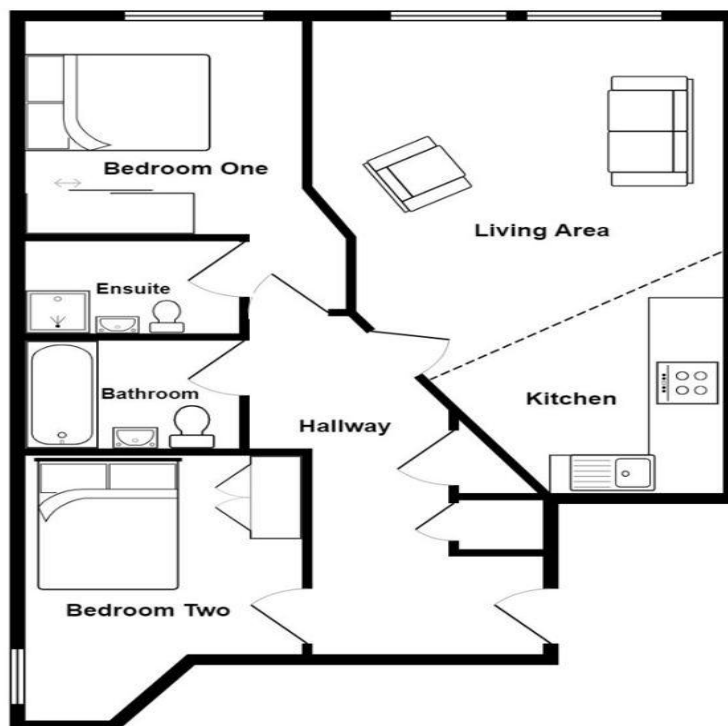
Annual Service Charge Amount: £2,814.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: None

Heating: Electric



15 South Parade
Total Area: 62.0 m² ... 668 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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