



2 bed apartment to buy in LS1

Wellington Street, Leeds, West Yorkshire,
LS1 4JT

£95,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Allocated parking
- ✓ EWS1 compliant development
- ✓ Central Leeds city location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

2 bedroom apartment, 2 bathrooms, 9th floor. EWS1 compliant.

Allocated Parking.

A two-bedroom apartment situated on the 9th floor, with city views and a private balcony. The property comprises an open-plan living/dining area with fitted kitchen, two bedrooms and two bathrooms. The apartment benefits from good natural light and is offered vacant and chain free.

LEASEHOLD INFORMATION

Lease term: 999 years (less 3 days) from 1st January 2005

Ground rent £365.23 pa

Service charge for 2026 £3,100 pa

The ground rent is reviewed every 10 years in line with an official inflation index. Rent can only increase (not decrease) and will rise in proportion to any increase in the index. The next rent review is due in 2027, and the revised rent will apply from that review date.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 999 years (less 3 days) from 1 January 2005

Annual Ground Rent Amount: £365.00

Annual Service Charge Amount: £3,100.00

Price: Starting Bid £95,000

Property Type: Apartment

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(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

Wellington Street, Leeds, West Yorkshire, LS1 4JT

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

