

# LEEDS ACCOMMODATION BUREAU

## Sales & Lettings



Apartment 114, Trinity One, East Street, Leeds, LS9 8AE

Asking Price £135,000

- 2 Bed and 2 Bath Apartment
- Open Plan Lounge/Kitchen
- Bathroom With Shower / WC
- Entrance Hall
- 2 Double Bedrooms with Fitted Wardrobes
- Bathroom En-suite



# Trinity One, Leeds LS9 8AE

A stylish 2 bedroom apartment situated in the City Centre and close to Clarence Dock comprising:

Entrance hall

Open Plan Lounge/Kitchen

2 Double Bedrooms with Fitted Wardrobes

2 Bathroom With Shower / WC



2



2



1



C

Council Tax Band: D



## DESCRIPTION

Available to purchase with vacant possession and no onward chain. This 1st floor apartment has two double bedrooms and two bathrooms.

Cash Buyers Only

**LEASEHOLD INFORMATION** Lease term 150 years from 2003

Ground rent £200 pa

Service charge £2261pa.

## THE PROPERTY

**COMMUNAL LOBBY** Communal entrance with mailboxes and lift to all floors.

**HALLWAY** The hallway has wood flooring and recessed spotlights. Storage cupboard houses the hot water cylinder.

**OPEN PLAN LOUNGE/KITCHEN** 5.51m x 4.75m (18' x 15'4")max Spacious open plan living area has Double Glazed windows and recessed spot lighting.

**KITCHEN**(Open Plan) The kitchen has a range of fitted units with complimentary worktops. The kitchen has a range of fitted units with complimentary worksurface. Intergrated appliances includes slim line dishwasher, electric oven, hob

**BEDROOM ONE** 3.31m x 2.97m (10'8" x 9'5") The bedroom has double glazed windows and recessed spotlights. Fitted wardrobe with sliding doors.

**ENSUITE** 1.90m x 2.8m (6'2" x 7'8") The fully tiled ensuite comprises : shower unit. wash hand basin and WC.

**MASTER BEDROOM** 5.23m x 4.45 (17' x 14'4") Second double bedroom with double glazed and recessed spotlight. Fitted wardrobes with sliding doors

**BATHROOM** 2.31m x 1.69m (7'5" x 5'2") Fully tiled bathroom comprises: bath with shower wash hand basin and WC.

PLEASE NOTE THAT ALL SERVICES/APPLIANCED HAVE NOT AND WILL NOT BE TESTED

**BUILDING SAFETY UPDATE TRINITY ONE** has been identified as needing remedial work for the buildings fire safety we will update this section when more information is received. Due to the upcoming work, it is likely the property will only be available to cash buyers.



Directions

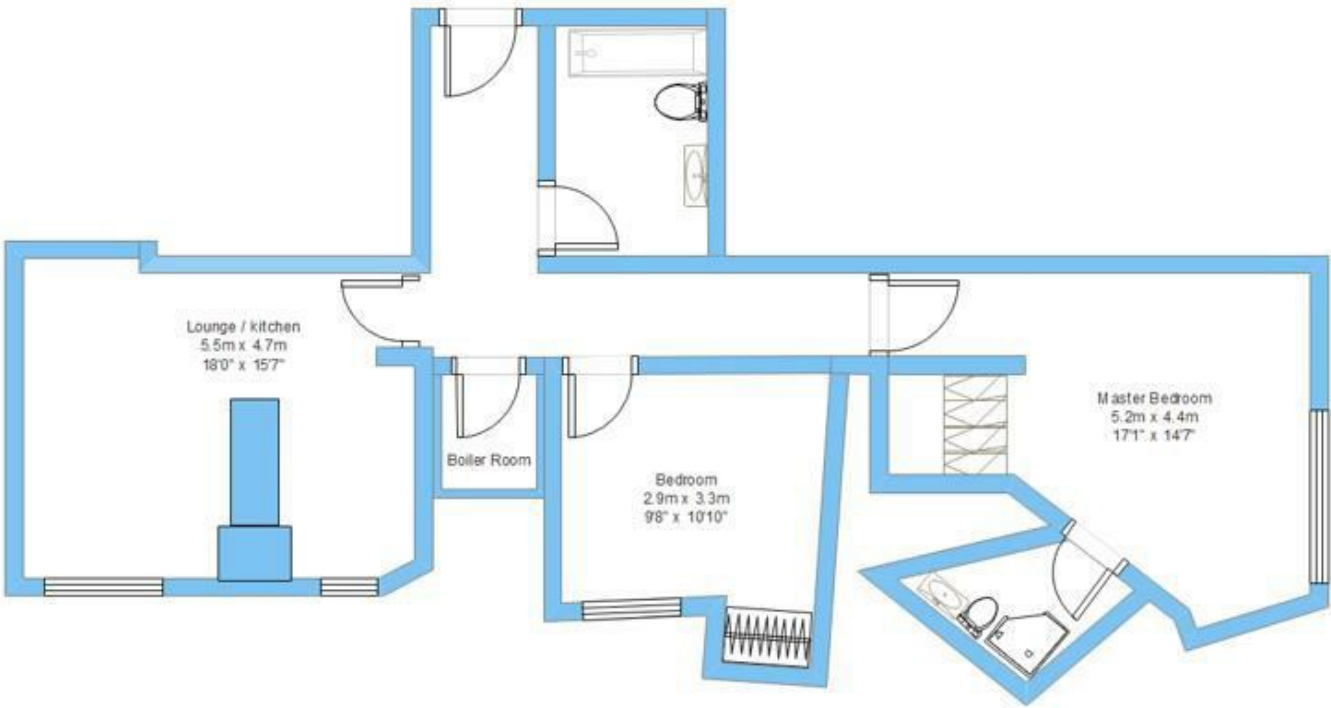
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.