



£70,000 Offers In Region Of  
Athlone Grove, Leeds LS12 1SY  
Apartment | 2 Bedrooms | 1 Bathroom

07888722821

Golden Acre Estates  
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# Step Inside

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## Property Description

Attention investors: Don't miss out on this fantastic opportunity to own a 2-bedroom first floor apartment! With no onward chain and great rental potential, this property is a must-see.

## Main Particulars

Calling all investors, we have this 2-bedroom first floor apartment For Sale.

The property is being sold vacant and with no onward chain! Investor can look to achieve a monthly rent of between £650-750.00.

The property is a well presented 2-bedroom, 1 bathroom, with Juliet balcony located in a modern development just off Armley town Street. There is a large hallway with a double storage cupboard allowing plenty of space an storage. The property benefits from a modern bathroom with shower over bath and kitchen with all electrical appliances. The kitchen has space for a fridge/freezer and has an integrated oven, hob, and extractor fan.

The property is perfectly located in Armley just of the main Town Street. The Town Street has an array of shops, bank, post office and other amenities. Local bus routes can be accessed from Town Street, there is an Asda, Aldi and a Lidl within 1 mile of the property and Leeds City Centre is about 1.5 miles away from the property. This location is fantastic for commuters into Leeds City Centre and motorway link roads.

The property would suit an investor or even a first-time buyer, the size of the apartment is great.

Leasehold information

Lease remaining: 989 years.

Ground Rent: £1040.00 annually

Service charges: £1272.09 annually

Disclaimer

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



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