



Citispace, Regent Street, Leeds, LS2 7JQ

SUPERB INVESTMENT OPPORTUNITY - POSSIBLE 9% RETURN - TOP FLOOR STUDIO - CASH BUYERS ONLY - 250 SQ FT - JULIET BALCONY - CITY VIEWS - BELOW MARKET PRICE - NOT TO BE MISSED. A most attractive well planned studio apartment affording a delightful outlook with 180 degree views from what must surely be the finest position on the top floor of this popular and convenient development on the northern outskirts of the city centre, close to the new John Lewis department store and Victorian Gate shopping centre. The property, which offers a rare "buy to let" opportunity, comprises communal lobby, entrance hall, living room with lounge area "secret" kitchen and open access to bedroom area, shower room, electric heating, laminate flooring and sealed unit double glazing.

Offers Over: £60,000

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COMMUNAL LOBBY

Secured mail box. Lift to all floors

ENTRANCE HALL

Laminate flooring.

LIVING ROOM

LOUNGE AREA

Delightful outlook with 180 degree city views. Full length and full height window with Juliette balcony. Laminate flooring. Radiator.

"SECRET" KITCHEN

Inset stainless steel sink unit with mixer tap. Stainless steel splash back. Range of fitted shelves and display shelves. Stainless steel two hob unit. Free standing microwave oven. Free standing fridge.

BEDROOM AREA

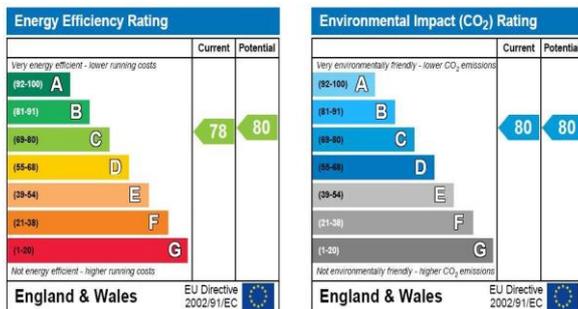
Range of open fitted furniture comprises wardrobe. Drawer units and range of open shelf units. Laminate flooring.

SHOWER ROOM

Wash hand basin in vanity style unit with display area. Concealed low level W.C. Fitted bathroom cabinet. Built in store cupboard. Inset mirror.

EPC

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Saturday: 09:00 - 17:30
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS