



Citisspace South,
11 Regent Street,
LS2 7JQ
Offers over £55,000

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Citisspace South, 11 Regent Street, Leeds LS2 7JQ

SUPERB INVESTMENT OPPORTUNITY - POSSIBLE 9.5% RETURN - FOURTH FLOOR STUDIO - CASH BUYERS ONLY - 300 SQ FT - JULIET BALCONY - CITY VIEWS. A most attractive well planned studio apartment affording a pleasant outlook with city views from an excellent position on the third floor of this popular and convenient development on the northern outskirts of the city centre, close to the new John Lewis department store and Victoria Gate shopping centre. The property, which offers a rare "buy to let" opportunity, comprises communal lobby, entrance hall, living room with lounge area, Juliet balcony, "secret" kitchen and open access to bedroom area, shower room, electric heating, laminate flooring and sealed unit double glazing.



COMMUNAL LOBBY

Secured mail box. Lift to all floors.

ENTRANCE HALL

Laminate flooring.

LIVING ROOM

LOUNGE AREA

Full length and full height window with juliet 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

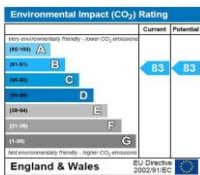
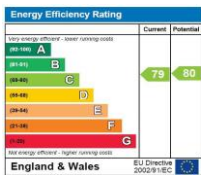
Range of open fitted furniture comprises wardrobe, drawer units and range of open shelf units. Laminate flooring.

SHOWER ROOM

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



«Floorplan1»



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.



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