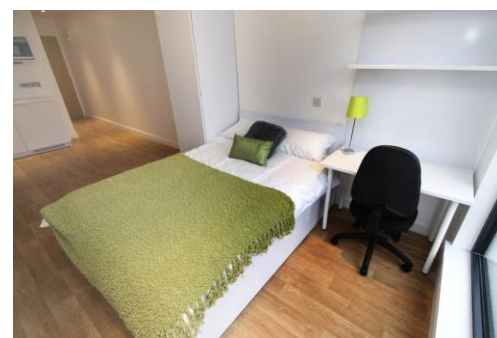


Every move matters



The Pavilion, St. Michaels Lane

Leeds, LS6 3BR

Offers In Excess Of £75,000

Property Summary

**** INVESTOR ALERT **** Sure to be of interest to an Investor; Let Leeds is proud to offer a fantastic opportunity to purchase a self-contained studio apartment in a prime student location, currently returning an 10.8% gross annual yield.

LOCATION

Situated opposite Headingley stadium on St Michaels Lane, within a short walk to transport links and the vast wealth of local shops, bars and restaurants Headingley has to offer.

The location is fantastic for both students studying at the universities.

THE DEVELOPMENT

The Pavilion is a purpose built development comprising of 44 luxury studio apartments.

Tenants feel extremely secure within the building as there are on site staff and secure key fob access systems. The property also benefits from disabled access, disabled toilets and lift.

Each apartment is extremely spacious and is provided furnished. The apartments each have their own kitchenette and en-suite shower room.

Larger than average studio, located on the ground floor. This studio comprises of an excellent sized sleeping / living / cooking area as well as study area. With white fitted base and wall units the kitchenette includes an integrated fridge and 2 ring ceramic hob. A modern en-suite bathroom, partially tiled and neutrally decorated with large inset shower, basin and WC.

INVESTOR INFORMATION

Leasehold - 125 years from November 2015

Ground Rent: £350.00 PA

Service Charge: £814.00 PA

Gross Annual Income: £8173.29

The properties are currently tenanted therefore viewing is strictly by appointment only. Please be mindful that we will need to give the Tenants 48 hours notice of a viewing.

Please note photos used in this advert are of other units within the development but are of a similar standard and layout



- BUY TO LET INVESTMENT
- FANTASTIC LOCATION
- ON-SITE GYM
- ROOFTOP TERRACE
- SELF-CONTAINED STUDIO
- CURRENTLY LET UNTIL AUGUST 2019

St Andrews Court
Leeds
West Yorkshire
LS3 1JY

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements