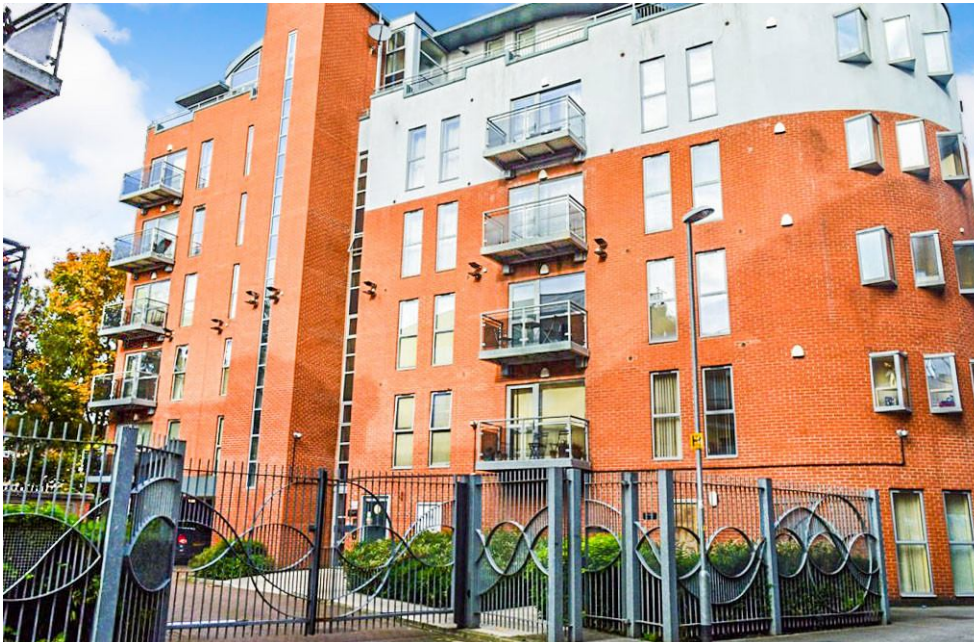


Every move matters

LET
LEEDS



Millwright Street

, Leeds, , LS2 7QQ

£95,000

Property Summary

LET LEEDS are delighted to offer for sale this modern, 1 bed apartment located in the City Centre, currently rented out at £600pcm. Producing a very attractive 7.5% gross annual yield, this is a great property for a first time investor or someone looking to add to their current portfolio. EPC RATING C

SUMMARY LET LEEDS are delighted to offer for sale this modern, 1 bed apartment located in the City Centre, currently rented out at £600pcm. The property comes with a private balcony, is located close to local amenities and only a short walk from St James' Hospital.

KITCHEN/LOUNGE: A good sized, neutrally decorated, open plan kitchen/lounge area. The lounge leads out onto a private balcony and includes a sofa and dining table. The kitchen is fully fitted with a washing machine, electric hob and oven and a fridge freezer.

BEDROOM: A good sized double bedroom, neutrally decorated with carpeted flooring. The room comprises of a double bed, mattress and a wardrobe and chest of drawers for storage.

BATHROOM: A neutrally decorated bathroom with a WC, mains shower over the bath and a hand basin.

BALCONY Off the front of lounge is a private balcony that looks out over the front of the property

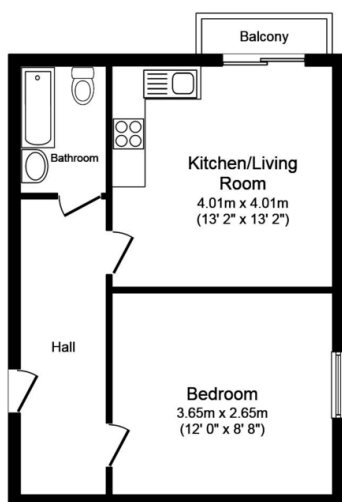
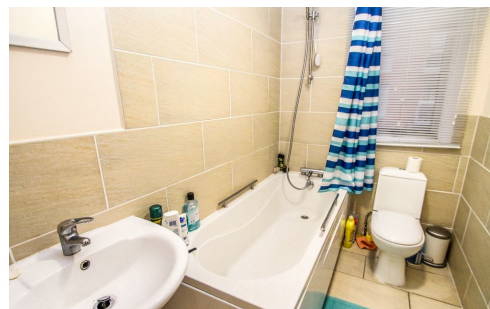
FURTHER INFORMATION This property is currently let and managed by Let Leeds at a rental of £600pcm until September 2020.

The Vendor has advised us of the following charges:

Ground rent - £99 per annum

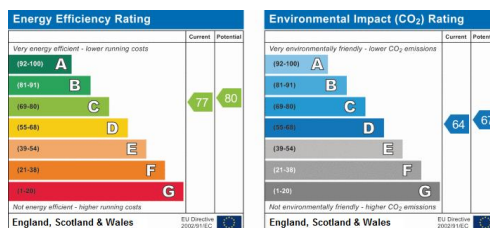
Service charge - £999 per annum

Lease term - 125 years from 1 September 2006



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



- BUY TO LET INVESTMENT
- CURRENTLY RENTED
- ACHIEVING £600pcm
- 7.5% GROSS ANNUAL YIELD
- PRIVATE BALCONY
- CITY CENTRE
- CLOSE TO ST JAMES HOSPITAL
- LET AND MANAGED BY LET LEEDS
- TENANTED UNTIL SEPTEMBER 2020
- EPC Rating C

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 are 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