



309 West Point

| Capital Quarter | LS1 4JU

Asking Price £247,500

The
**GOOD
ESTATE**
AGENCY

309 West Point

| Wellington Street

Capital Quarter | LS1 4JU

Asking Price £247,500

2 BEDROOMS 2 BATHROOMS * WITH PARKING. An excellent, spacious third floor apartment in the popular West Point development in the Leeds City Centre.



- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- PARKING
- OPEN PLAN LIVING & DINING
- FITTED KITCHEN
- BALCONY
- FURNITURE INCLUDED
- CONVENIENT LOCATION





*** CASH BUYERS ONLY - EWS1 NOT YET IN PLACE *** A lovely spacious third floor apartment in the popular West Point development conveniently located in the Leeds City Centre.

This property comprises two double bedrooms, with a stylish bathroom and en suite to the master bedroom. The entrance hall has a storage closet, leading through to an open plan living and dining area with a fitted kitchen and decent sized balcony.

This well located apartment is only a short walk to Leeds Railway Station and within easy reach of all the shops, bars and restaurants that Leeds city has to offer.

Current tenancy rented at £1,150 per month until 29th of June 2026 providing a yield of 5.58%.

EPC: C. Certificate valid until 21 April 2029.

Annual service charge: £3,345.90.

Service charge review period: Annually.

Annual ground rent: £365.23.

Leasehold remaining: Information not received..

Local Authority: Leeds City Council

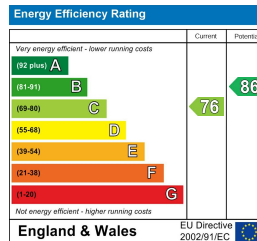
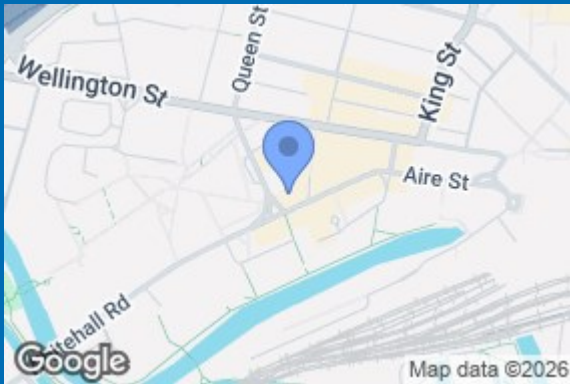
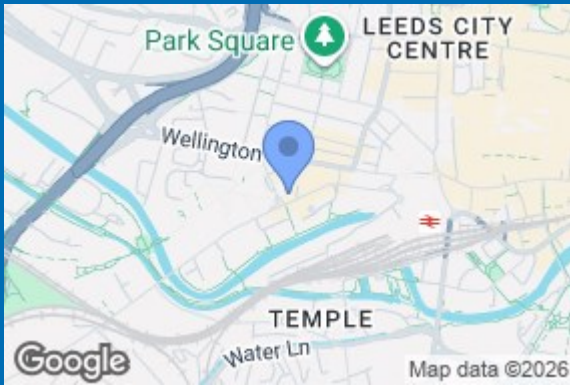
Council Tax Band: C.



PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself/ herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk