



**Auction**

## 2 bed apartment to buy in LS1

15 South Parade, Leeds, West Yorkshire,  
LS1 5PQ

**£125,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ 4th Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Two Bathrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

Centrally located just off Park Row is this two double bedroom apartment on South Parade.

The apartment is currently tenanted on a fixed term contract until September 2026 at £1,100 pcm.

The property is situated on the 4th floor of a former bank office and has a grand staircase entrance and lift to all floors.

The apartment comprises; Hallway, open plan living area with large windows overlooking South Parade. A step up to the Kitchen which has a range of fitted units, electric oven, hob, fridge / freezer and washing machine.

Two double bedrooms, one with a shower room ensuite. House bathroom with a shower over the bath.

**INVESTMENT INFORMATION** The apartment is currently tenanted at £1,100 pcm. The tenancy is a fixed term until 25th September 2026

Rented furnished.

**LEASEHOLD INFORMATION** Lease: 999 years from 29 September 1999

Ground rent £260 pa

Service charge for 2025 £2,813.42 pa

**COMMUNAL ENTRANCE** Fob entry system. Mail boxes and lift to all floors.

**HALLWAY** Good size hallway with two storage cupboards, one housing the hot water cylinder.

**LIVING AREA** 26' 10" x 11' 9" (8.20m x 3.60m) max The open plan living area has large windows and electric heating.

KITCHEN (Open Plan) The kitchen has a range of fitted units with integrated electric oven, four ring hob and washing machine.

BEDROOM ONE 4' 7" x 8' 6" (1.40m x 2.60m) The first double bedroom has fitted wardrobe and access to the ensuite. Electric wall mounted heater.

ENSUITE Ensuite with shower cubicle, hand basin and W.C.

BEDROOM TWO 13' 7" x 9' 6" (4.15m x 2.90m) max The second double bedroom has feature wall lighting and electric heater.

BATHROOM The main bathroom comprises; bath with shower over, hand basin and W.C.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 972

Annual Ground Rent Amount: £260.00

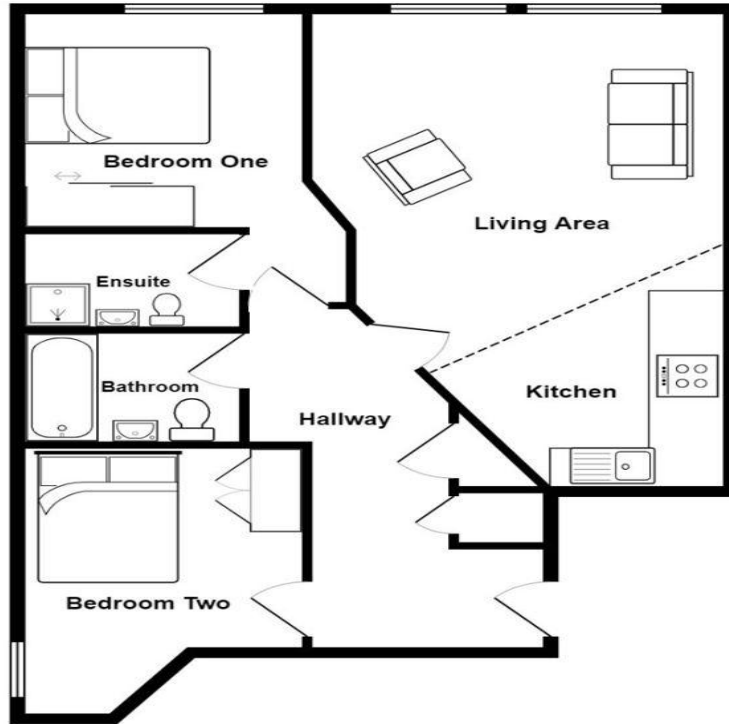
Annual Service Charge Amount: £2,814.00

Price: Starting Bid £125,000

Property Type: Apartment


Parking: None

Heating: Electric



**15 South Parade**  
 Total Area: 62.0 m<sup>2</sup> ... 668 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

15 South Parade, Leeds, West Yorkshire, LS1 5PQ

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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