

## 1 bed apartment to buy in LS2

Millwright Street, Leeds, West Yorkshire,  
LS2 7QP

**£45,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One-Bedroom Apartment
- ✓ Second-Floor Position
- ✓ South-East Facing Balcony
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This well-presented one-bedroom second-floor apartment is offered chain free with vacant possession and provides bright, practical accommodation throughout.

The property includes a spacious living/dining area with large doors opening onto a private balcony, offering a pleasant outdoor seating space. There is also a fitted kitchen area, a generous double bedroom and bathroom.

LEASEHOLD INFORMATION Tenure: Leasehold

Lease: 125 years from 1 September 2006, with approximately 105 years remaining

Ground rent: £230.86 per annum

Service charge: £1,636 per annum

Buildings insurance: £659.33 per annum

Please note that the development requires remedial fire-safety works and no EWS1 certificate is currently available. The management company has not yet released a programme of works or confirmed any associated costs. For this reason, the property is offered for sale at a heavily discounted price and is available to cash buyers only.

The seller has advised that they are a qualifying leaseholder and that the apartment benefits from leaseholder protections under the Building Safety Act. Buyers must satisfy themselves on this point through their own legal advisers.

Lease restrictions: The seller has advised that sub-letting, holiday lets and pets are not permitted under the lease. Buyers should verify this through their solicitor.

AHLUX HOUSE Communal entrance with, mail boxes and lift to all floors.

HALLWAY 5' 10" x 4' 10" (1.80m x 1.48m) Entrance hallway with electric storage heater, entry phone system and access to all rooms.

LIVING AREA 14' 9" x 14' 6" (4.50m x 4.44m) The living area has floor to ceiling windows with patio door leading to the balcony. Newly installed electric heater.

KITCHEN (Open Plan) The kitchen has a range of fitted units with electric oven, four ring electric hob with extractor fan over, space for a washing machine and fridge / freezer.

A storage cupboard is next to the Kitchen which houses the hot water cylinder.

BALCONY Accessed from the living room is the south-east facing balcony.

BEDROOM 13' 5" x 7' 10" (4.09m x 2.41m) The spacious double room has two double glazed windows and electric wall mounted heater.

BATHROOM 5' 7" x 5' 7" (1.71m x 1.71m) The bathroom comprises; bath with shower and shower screen, hand basin, w. and chrome heated towel rail.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £231.00

Annual Service Charge Amount: £1,636.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: None

Year built: 2007

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

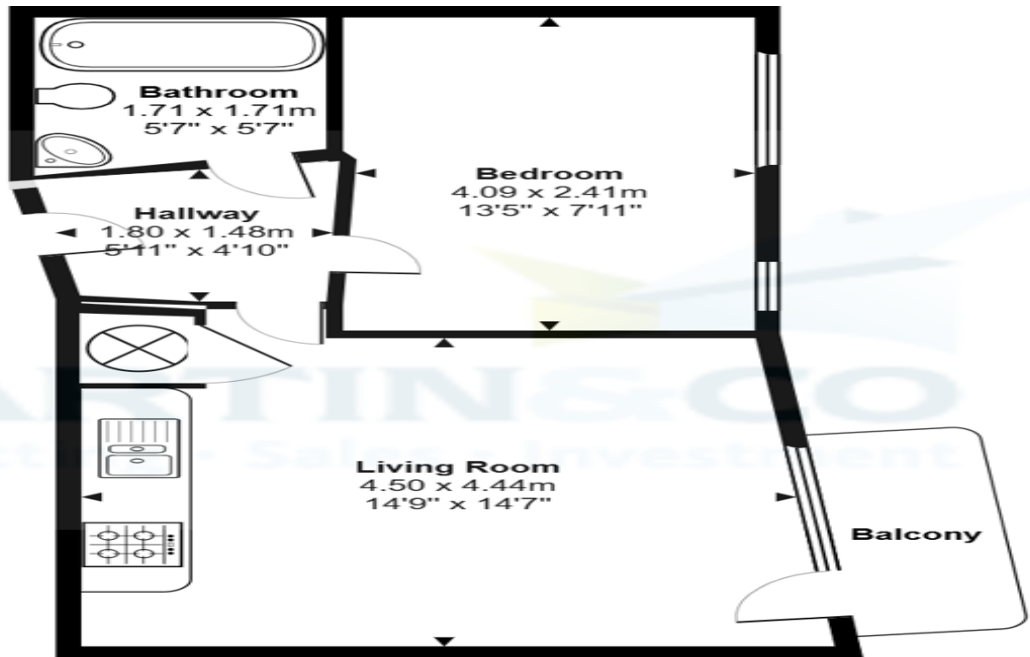
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



**Ahlux House, Millwright Street, LS2 7QP**

Total Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup> (excluding balcony)

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>	83	85
(69-80) <b>C</b>		
(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	

Millwright Street, Leeds, West Yorkshire, LS2 7QP

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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