



**The Avenue  
Leeds  
West Yorkshire  
LS9**

**Offers in Excess of £162,000**

**bettermove** 

# The Avenue Leeds

Bettermove are proud to present this 2 bedroom apartment in Leeds, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with one allocated parking space available.

The council tax band is C.

This is a leasehold property with 135 years remaining on the lease; the ground rent is £335.00 per annum, and the service charge is £2,800.00 per annum.

The interior of this beautifully presented, fifth floor property, comprises a spacious, open-plan living/dining/kitchen area, with access to a Juliet balcony, two double bedrooms, one en-suite, and a family bathroom. The property also benefits from communal gardens, on-site gym, concierge service and lift access.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leeds Train Station, a variety of local bus routes, and quick access to the M62.

This exciting investment opportunity should not be missed. All enquiries can be made through Bettermove.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	87
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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