

## Residential

### Flat 1, 119 Upper Wortley Road, Leeds, West Yorkshire LS12 4JN

**\*GUIDE PRICE:**

**£25,000 + (plus fees)**

This one bedroom duplex flat would make a great addition to a buy to let portfolio. The property may require clearance and some cosmetic improvement before being re-let. There are five flats within the building featuring an intercom system. The property has accommodation over two floors and includes a living kitchen, bedroom and bathroom. The block is located approximately 2 miles east of Leeds city centre. Leasehold Information: 99 years from January 2007. Ground Rent: £500 per annum. For service charge information, please refer to the legal pack. Please note: A 3 week completion applies to this lot.

#### Description:

**Lower Ground Floor:** Hall, bedroom and bathroom

**Ground Floor:** Hall and living kitchen



**Tenure:** Leasehold

**Local Authority:** Leeds City Council

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Administration Charge:** Purchasers will be required to pay an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT in addition to the deposit

**Buyer's Premium:** £900 inc VAT

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.