



Catalina Gotts Road,, Leeds LS12 1DH  
£135,000

AdairPaxton  
Property Specialists

**\*\*\*SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT IN THE POPULAR CITY ISLAND WATERSIDE DEVELOPMENT\*\*\*NO ONWARD CHAIN\*\*\* short walk to the train station and well placed for all amenities Leeds city centre has to offer. The property briefly comprises; Private entrance hall, open plan bright and airy lounge/newly refurbished kitchen and diner, good sized double bedroom and bathroom. Council tax band C.**



### **Communal Entrance**

Having secure entrance, entry phone system and access to all floors via lift and staircase

### **Private Entrance**

With wood effect flooring, entry phone system, neutral walls and storage cupboard

### **Open Plan Lounge/Kitchen**

Spacious living area with electric panel radiator. Inset ceiling spotlights. Access to balcony. Fitted with a range of wall, base and drawer units with worktops over. Integrated oven with 4-ring hob and extractor over. Integrated fridge, freezer and dishwasher. Stainless steel bowl sink mixer tap and drainer.

### **Bedroom One**

A generously proportioned double bedroom with electric panel radiator.

### **Bathroom**

Three piece white suite comprising bath with shower over and glass shower screen, low flush w.c and basin, tiling to walls and floor and electric towel rail

### **Tenure**

The lease is 999 years from 1 January 2003.  
The Ground Rent is £200 per annum

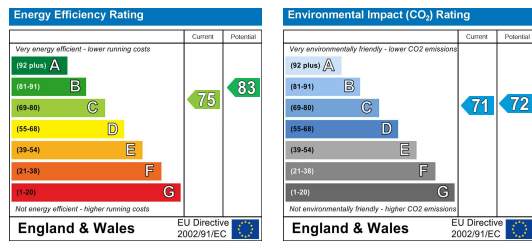
### **Service Charge**

Service Charge is £1545 per annum





ENERGY PERFORMANCE



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