



**Magellan House, Armouries Way, Leeds**  
**£99,999**

1 bedroom apartment for sale | Leasehold



A Smartly Presented One Bedroom Apartment in this Popular Clarence Dock Location. The Property Briefly Consists of: Bedroom, House Bathroom with Three Piece Suite, Entrance Hallway with Storage Cupboard and Kitchen/Lounge with Video entry.

CALL NOW- Properties in this location to do stay on the market for long!

Council Tax Band: C

Tenure: Leasehold

Ground Rent: £200 per year

Service Charge: £537.24 per quarter

**Access**

Via secure video phone entrance into communal area.

**Access**

Lift to the first floor with corridor leading to the apartment.

**Entrance hall**

With doors to all rooms and storage cupboard.

**Bathroom**

Bath with shower over and shower screen, wash basin and w/c, extractor fan.

**Kitchen/lounge**

Kitchen with built in fridge/freezer, integrated washing machine, range of wall and base units, electric hob and oven with extractor hood over, sink and drainer.

Open through to living room with wooden flooring, tv point, Juliet balcony, electric radiator.

**Bedroom 1**

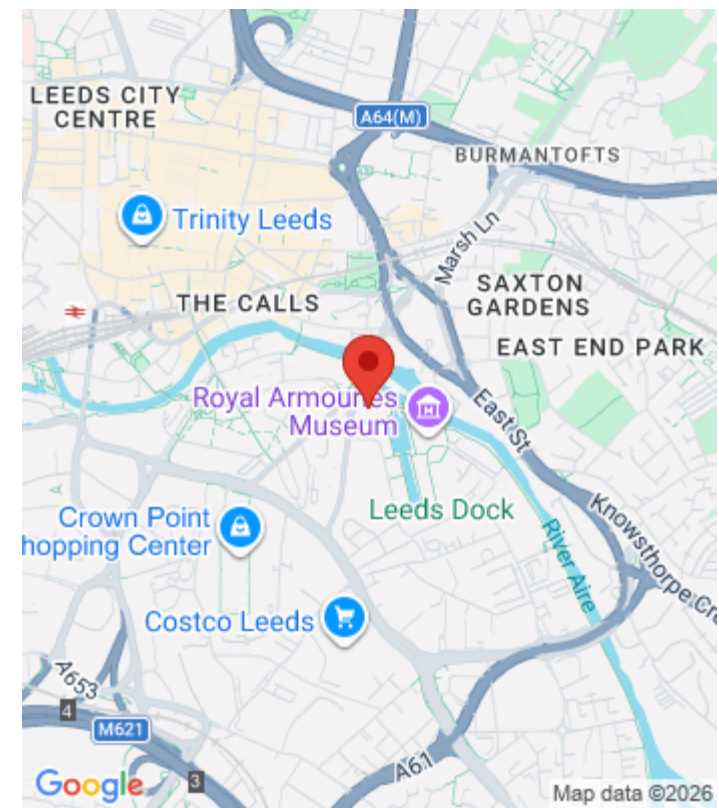
Good size double room with electric radiator, double glazed window.


**Please note**

Agents notes: The property is owned by a member of staff from Real Estate Sales and Lettings UK



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92-100) <b>A</b>                           |   |           |
| (81-91) <b>B</b>                            |   |           |
| (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>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 81  | 88        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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