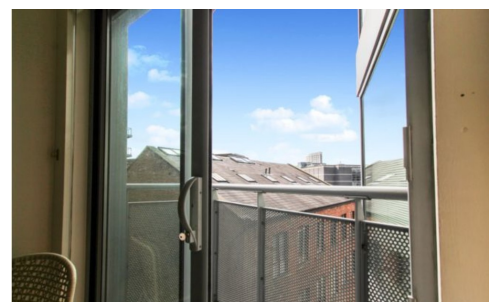


Quay One, Neptune Street  
Leeds, LS9 8DS  
Asking Price £140,000

dwell  
Estate & Letting Agents

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- One bed city centre apartment
- Currently generating £7,800 rent pa with potential for an increase
- Larger than most other one bed apartments in the development at 495 square feet
- Balcony overlooking the docks
- Modern finish throughout
- Close to Leeds Dock
- Popular development
- A short walk to everything this great city has to offer
- No onward chain
- Ideal investment or first home

## SUMMARY

Fantastic contemporary one bedroomed city centre apartment within the popular Quay One development which is but a short stroll to everything this vibrant city has to offer including Leeds Dock, the John Lewis/Victoria Gate Shopping Centre, the Trinity Centre, Leeds station,. and the countless restaurants, bars, and the sprawling nightlife on offer.

## LOCATION

The building has convenient access to local supermarkets including a local convenience store which is within a few minutes' walk. It is also perfectly situated for lovely walks along the river and the Leeds Liverpool canal. The Property is just a short 12 minute walk to Leeds Bus Station, 15 minute walk to Leeds Train Station and is only a 5 minute drive to the M621 motorway with convenient links to the M1 and M62.

## COMPRISES OF

The property comprises of the following

Entrance into open plan living kitchen with integrated appliances and south facing balcony.





## OPEN PLAN KITCHEN AND LIVING AREA

The area has integrated appliances in the kitchen with an electric 4 ring hob and built-in oven with extractor hood. Also has a built-in fridge and freezer with microwave. Spacious living area with enough room for small dining table and seating with tv unit. This benefits from a south facing balcony looking out on to Leeds Dock.

An open doorway leads to

## BEDROOM

Ample double bedroom with full length recessed wardrobe.

## BATHROOM

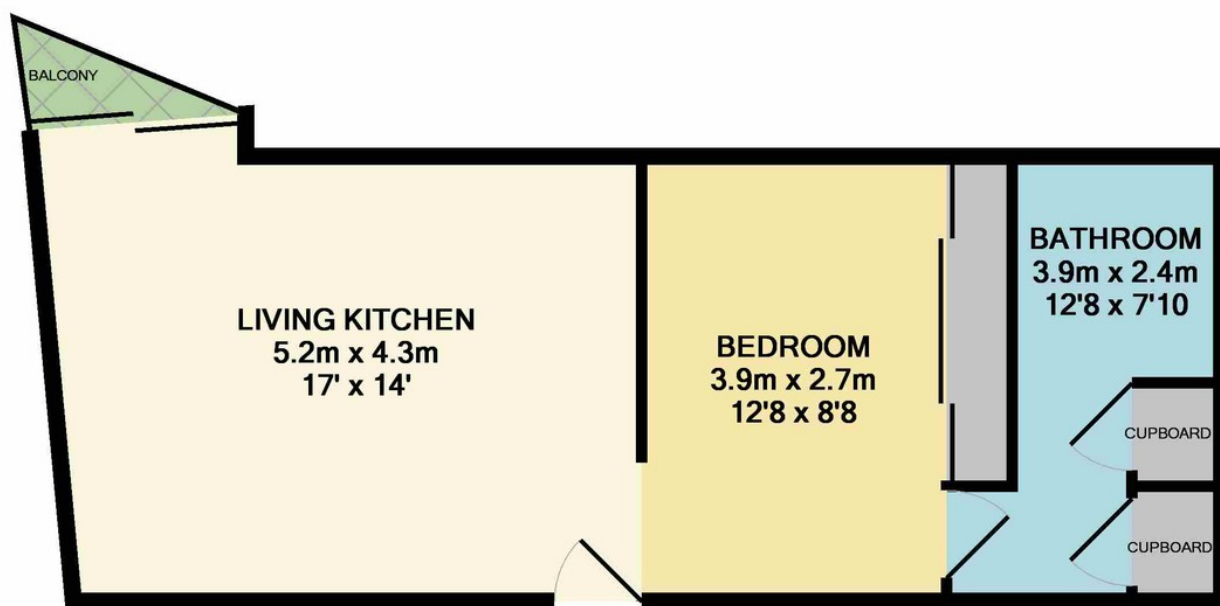
Two storage cupboards for cleaning equipment. Bathroom incorporates bath with overhead shower, WC and wash hand basin. Heated towel rail.

## CURRENT TENANCY/MANAGEMENT

The apartment is currently tenanted and is currently generating £650pcm. The tenancy begin in February 2022 and is now periodic. Two month's notice would need to be served for vacant possession, if required. Alternatively the property will make a seamless transaction for an investment, keeping the existing tenant in situ and thereby generating a good income from day one.

## ONLINE VIEWING

[360 Virtual Tour](#)



TOTAL APPROX. FLOOR AREA 46.0 SQ.M. (495 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact us about this property

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