



## 2 bed apartment to buy in LS2

Crown Buildings, 2 Crown Street, Leeds,  
West Yorkshire, LS2 7DA

**£110,000** Starting Bid

🛏 x2 🪑 x1 🚿 x1

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ INVESTMENT
- ✓ NO CHAIN
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

A well-positioned two-bedroom corner apartment located on the second floor of the sought-after Crown Street Buildings, offering approximately 700 sq ft of accommodation and views towards the iconic Leeds Corn Exchange.

Currently tenanted until August at £1,050 PCM, with tenants keen to stay, the property provides an immediate income-generating opportunity for investors.

Funding has now been secured for the EWS1 remediation works, creating a strategic opportunity for cash buyers to acquire within this central Leeds development ahead of future market growth.

Crown Street Buildings remains popular with tenants due to its central Leeds location, strong transport connectivity and character setting, presenting investors with an attractive city centre asset offering immediate income and long-term capital growth potential

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 977

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,872.00

Price: Starting Bid £110,000

Property Type: Apartment

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

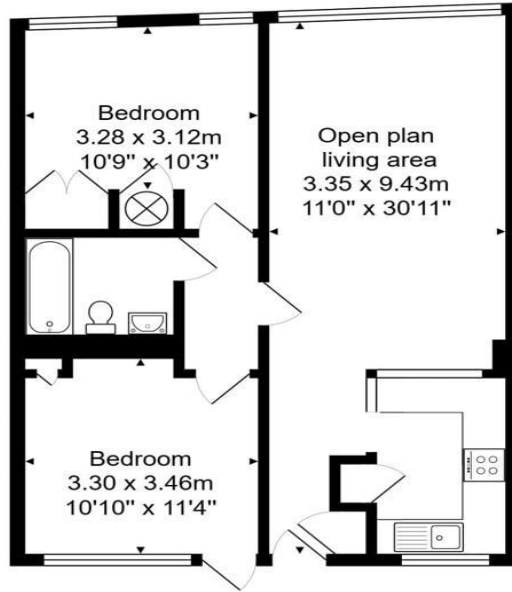
Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Total Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		78	
(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	

Crown Buildings, 2 Crown Street, Leeds, West Yorkshire, LS2 7DA

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

