



Bonaire Gotts Road, LEEDS LS12 1DL

welcome to

Bonaire Gotts Road, LEEDS

Second floor flat with open-plan living and a private balcony, ideally located in the heart of Leeds city centre. Featuring a spacious double bedroom and modern accommodation throughout, this property is perfect for first-time buyers, professionals and investors seeking a convenient city lifestyle.



Flat 8 Bonaire, Gotts Road

Located in a smaller, quieter block on City Island with a newly appointed managing company who are actively improving the environment. The flats benefit from 24/7 security and an Amazon locker on site. The property has been recently professionally redecorated throughout, new boiler installed two years ago and benefits from low utility bills further enhancing its appeal.

Kitchen/Lounge

Offering open plan living, the kitchen area offers wall and base units with worksurfaces, integrated oven and spaces for appliances. The lounge area is bright and airy with a door opening to a private balcony.

Bedroom One

A double bedroom with space for free standing furniture.

Bathroom

Comprising a bath with shower over, wc and hand basin.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bonaire Gotts Road, LEEDS

- 2ND FLOOR APARTMENT IN THE SEPARATE, SMALLER & QUIETER BLOCK ON CITY ISLAND
- OPEN PLAN LIVING WITH PRIVATE BALCONY & ONE DOUBLE BEDROOM
- PROFESSIONALLY REDECORATED THROUGHOUT
- PERFECT FOR 1ST TIME BUYERS & INVESTORS
- NEW BOILER INSTALLED 2 YEARS AGO

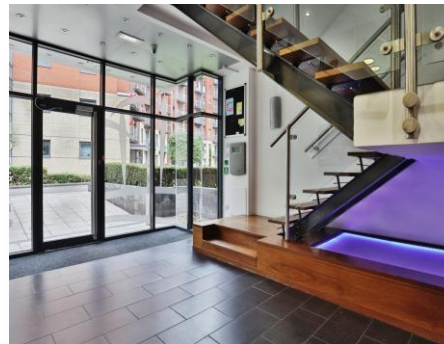
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110110 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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