



**18 26 Bedford Chambers**  
**Bedford Street**  
**Leeds**  
**West Yorkshire**  
**LS1 5PZ**

**Offers in Excess of**

**bettermove**

# Bedford Street Leeds

Bettermove are proud to present this 1 bedroom studio flat in Leeds available with no forward chain - welcoming cash buyers only.

The property is currently being used for Air B&B and is very successful.

The property benefits from double glazing, electric heating throughout. The council tax band is B.

This is a leasehold property with 125 years on the lease from 2003; the ground rent is £500 per year and the service charge is £103.35 per month.

The interior of this beautifully presented property comprises a bedroom living area, fitted kitchen and shower room.

Located in the heart of Leeds city center, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A58(M), Leeds train station and many local bus routes.

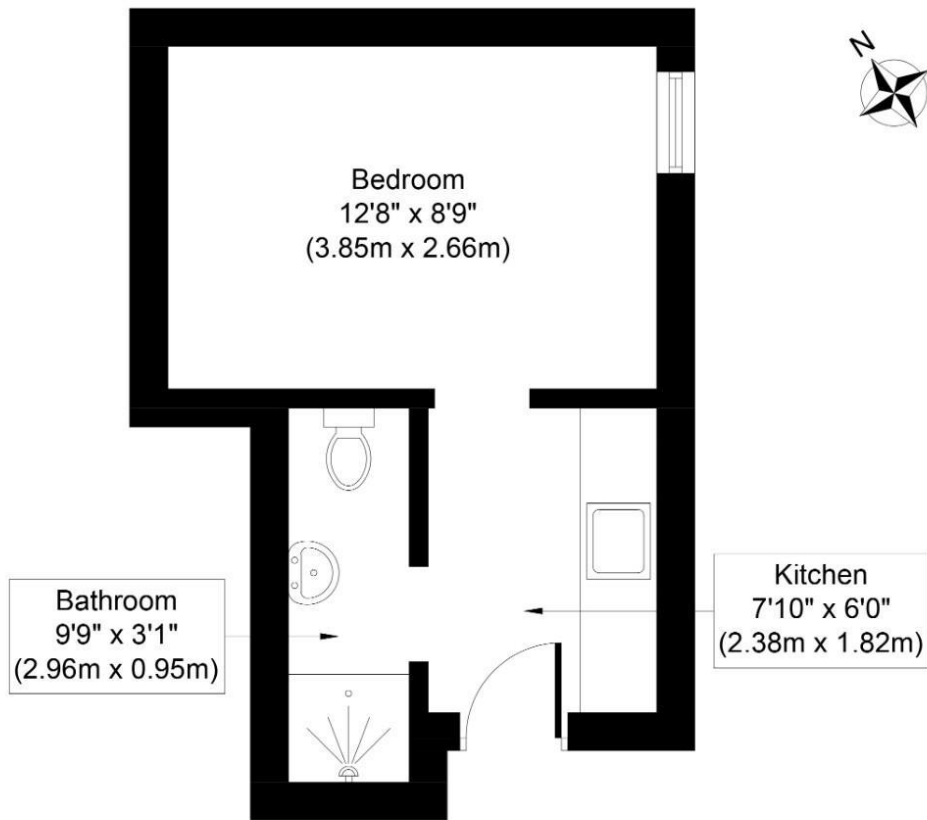
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Approximate Floor Area**  
**197 Sq. ft.**  
**(18.3 Sq. m.)**

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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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