



APARTMENT 4, 20 WOOD LANE
LEEDS, LS6 2AY

£365,000
LEASEHOLD

Welcome to The Belmont, a stunning collection of contemporary and elegant 1, 2 and 3 bed homes. A community with private off-street parking set amongst mature, landscaped grounds on Wood Lane, just a few minutes' walk from Headingley town centre - one of Leeds' most vibrant and exciting suburbs. COMPLETION SEPTEMBER 2024 - ENQUIRE NOW TO RESERVE YOUR APARTMENT!

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APARTMENT 4, 20 WOOD LANE

- Selection of 1,2 and 3 bedroom apartments/Townhouse
- High specification British made kitchens
- Secure gated development with allocated parking spaces
- Electric vehicle charging point with each apartment
- Villeroy & Boch sanitaryware
- Open plan kitchen/living/diner
- Utility room
- 941 Sqft
- 1 x Allocated car parking space
- Principal bedroom with en suite bathroom



The Belmont is a stunning collection of contemporary and elegant 1, 2 and 3 bed homes with private off-street parking set amongst mature, landscaped grounds.

This exciting new development is located on Wood Lane, just a few minutes' walk from Headingley town centre - one of Leeds' most vibrant and sought after suburbs.

With a core focus on smart technology, sustainable energy, and super-fast broadband for the best work-from-home capabilities, The Belmont sets the benchmark for quality and will stand the test of time.

The scheme will be expertly delivered to the highest standards to a specification including:

- Private and shared outside amenity areas for socialising and relaxing
- High quality fitted kitchens with quartz worktops and high-spec branded appliances
- Luxury bathrooms Villeroy & Boch sanitaryware and underfloor heating
- App-controlled smart heating system
- App-controlled access control system for guest access and parcel deliveries
- Photovoltaic solar panels for sustainable energy
- Dedicated electric vehicle charge points for all residents
- Secure, gated community with site-wide CCTV

Homes at The Belmont are available to reserve NOW with a target completion date of September 2024.

This generous two bedroom apartment has a large, open-plan kitchen/living/dining space, two bedrooms and two bathrooms. The apartment is accessed via Belmont House's striking main entrance, creating a real sense of arrival and benefits from lift access to the first floor.

The apartment comes with 1 x allocated parking space and a secure lower ground floor storage unit.

The CGIs in this listing are indicative and represent several different plots within the development. To enquire about the wider availability, please contact us.

To reserve a property a fee will be payable as a none refundable deposit. This will be deducted from the amount due on exchange (10%) and is calculated as follows:

- Contract value up to £349,999.99 = £1,000.00
- Contract value from £350,000 up to £499,999.999 = £1,500.00
- Contract value £500,000 or above = £2,000


Terms and conditions are available on request.

CHAIN FREE BRAND NEW PROPERTIES and BESPOKE OFF

PLAN OPPORTUNITY homes are available by contacting
Rowan Paine on 07927133891.

APARTMENT 4, 20 WOOD LANE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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