



68, Green Quarter Cross Green Lane, Cross Green, LS9 0DS

A two bedroom, two bathroom, recently built apartment close to Leeds City Centre.

This spacious, second floor apartment contains an open plan kitchen living room with three Juliette balconies, LVT flooring and fitted blinds. The modern kitchen contains fully integrated appliances, including a large fridge freezer and dishwasher.

Two large double bedrooms include recently fitted carpets and a further Juliette balcony piece. The en suite bathroom incorporates a corner shower, whereas the larger house bathroom includes a bath with shower over.

Private, gated, on-site parking is available with an allocated bike storage for the apartment. Two-factor secure fob entry and residents lift are also included.

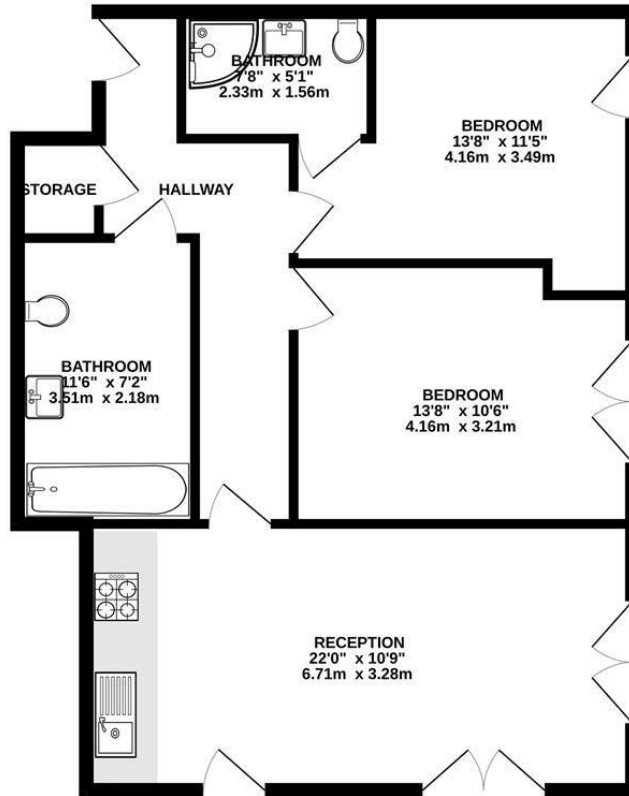
Buses depart immediately outside into Leeds City Centre, which is around 25 minutes' walk. Two Leeds bike scheme stations are located nearby.

- New Build NHBC Warranty
- Juliette Balconies
- Secure Gated Parking
- Allocated Bike Storage
- South Facing
- Fitted Blinds
- Communal Gardens
- District Heating System
- No Chain
- 1 Year Boiler Warranty

£185,000

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GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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