



20 WOOD LANE
LEEDS, LS6 2AY

£649,950
LEASEHOLD

MONROE

SELLERS OF THE FINEST HOMES

20 WOOD LANE

- AN EXCITING PENTHOUSE APARTMENT • High specification British made kitchens • Secure gated development with allocated parking spaces • Electric vehicle charging point with each apartment • Villeroy & Boch sanitaryware • Penthouse 1,643 Sqft • Exclusive south facing terrace • Two parking spaces • Principal bedroom with walk in wardrobe • Stunning views



Monroe are proud to showcase the Belmont House, Penthouse... A truly fabulous two bedroom apartment, spanning over 1600 sqft, benefitting from exclusive lift access into its own private lobby. It is set to be one of the most desirable penthouse apartments Leeds has to offer!

This loft-style penthouse has a huge open-plan kitchen/living/dining space, ideal for entertaining, with a private south-facing terrace accessed through bi-folding doors. The apartment also enjoys panoramic views over Meanwood Valley. In addition to the generous living space with home office area and an abundance of storage, the accommodation provides two superb en suite bedrooms. The principal bedroom is a well-designed space with walk-in dressing room and large en suite bathroom.

The apartment comes with 2 x allocated parking spaces and its own secure storeroom on the lower ground floor of Belmont House.

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 has been expertly delivered to the highest standards to a specification including:

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.

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 for NEW HOMES.

20 WOOD LANE



Belmont House, Penthouse



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | 55 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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

Land & New Homes
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 350 1444
landandnewhomes@monroestateagents.cc
www.monroestateagents.com

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