



Manor Mills, Leeds, LS11 9BT

£116,950

- Large Studio Apartment
- Fitted Kitchen
- Sixth Floor
- Dishwasher
- Furnished
- Tiled Shower room

A lovely large studio apartment with a high standard of furnishings and south/courtyard-facing aspect. Located on the sixth floor in the popular Manor Mills development, the apartment features wide bleached Oak-effect flooring, floor-to-ceiling glazing in the living area, small mosaic tiles throughout in the bathroom and a compact but functional kitchen including dishwasher. Small balcony and a pleasant outlook. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Close to Leeds City Station, the M621 motorway and the business district.

The apartment is currently let until October 2025 achieving £775 per month.

EPC Rating C.
Council tax band A.

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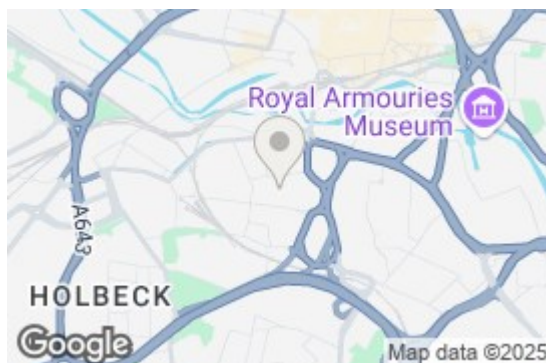
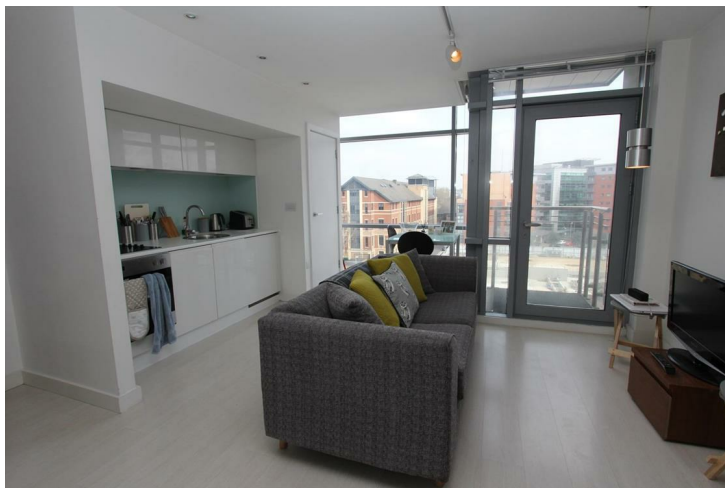
Leasehold Information

Lease: 999 years from 01/01/2006

Service Charge: £1140 per annum

Ground Rent: £370.39 per annum

Large studio flat on the sixth floor with balcony with views over the city.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.