

LEASE

We are advised by the vendor that the property is leasehold with a term of 976 years remaining. The current service charge is approximately £1,390 per annum and the ground rent is £100 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	



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These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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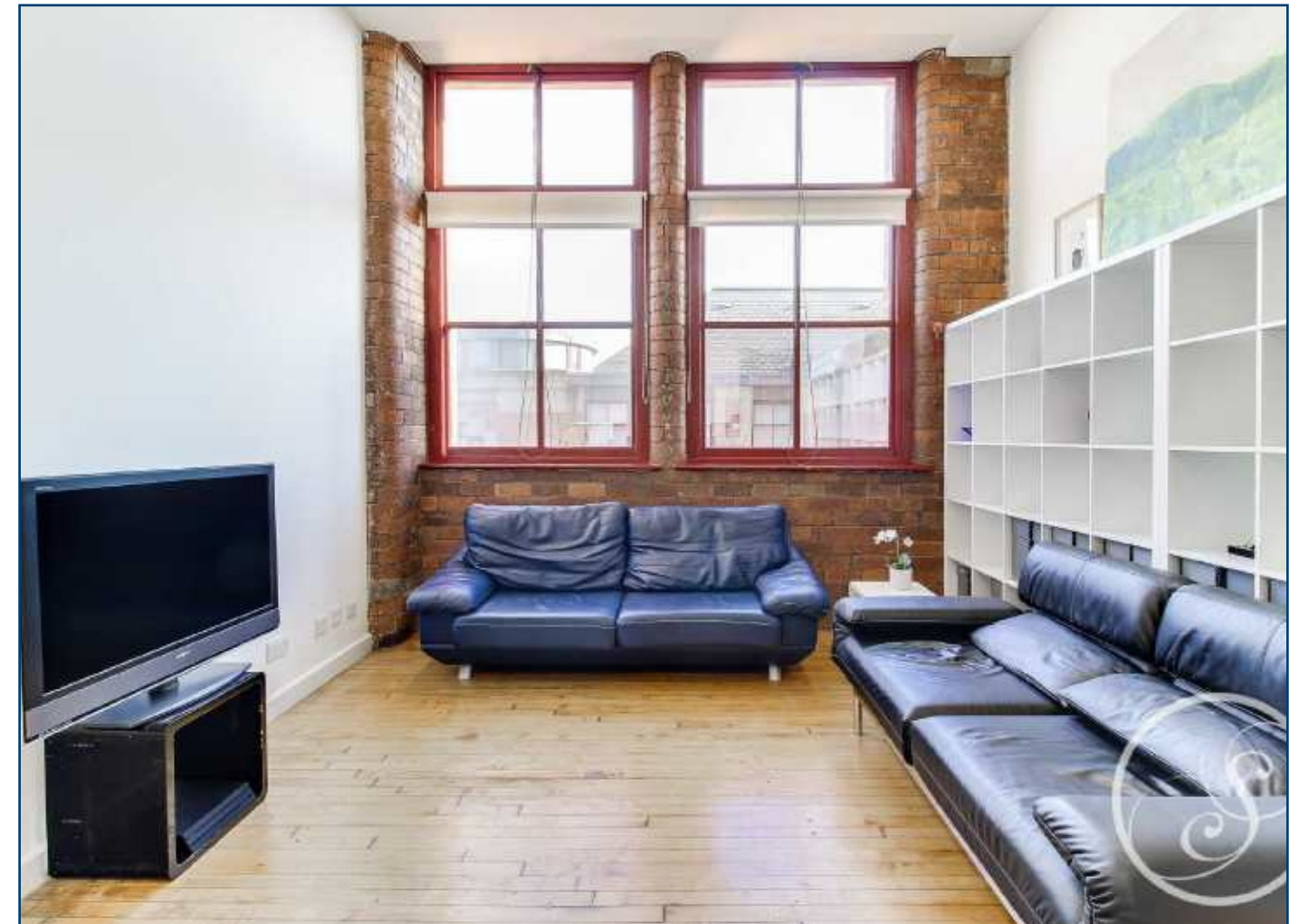


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Properties

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Centaur House, Great George Street, LS1 3LA

£189,950

***IMPRESSIVE ONE BEDROOM, TWO BATHROOM APARTMENT IN LS1 WITH SECURE ALLOCATED PARKING *** Stoneacre Properties are delighted to offer for sale this third floor, loft-style apartment located on Great George Street, only a 2 minute walk from Millennium Square. This super modern property has been redesigned and enhanced by the current owners to include two high specification bathrooms, a luxury kitchen and huge amounts of storage space. This airy Leeds apartment blends modern design with period features including 12ft high ceilings, industrial cast iron supports, exposed brickwork, original solid wood flooring and large windows which flood the property with light. Ethernet sockets throughout the apartment provide a high speed, reliable connection to the internet. Lighting, heating and hot water can all be controlled from a phone or tablet. This apartment is the perfect blank canvas on which to create your own picture of modern city living.

- LUXURY KITCHEN AND BATHROOMS
- HIGH CEILINGS
- MEZZANINE STORAGE SPACE
- HIGH SPEED FTTP
- NO ONWARD CHAIN
- EPC RATING - C

COMMUNAL ENTRANCE

Secure entrance, concierge desk, stairs and lift to all floors.

ENTRANCE HALL

Solid wood flooring, slimline wall mounted heater, phone intercom. 8ft American black walnut doors showcase the height of the ceilings, whilst a high-level glass panel allows natural light into the area.

KITCHEN / LIVING / DINING

A luxury German Rotpunkt handleless kitchen sits neatly at one end of this large room. All appliances are NEFF, with the exception of the Siemens induction hob, and include built in dishwasher, fridge / freezer, extractor fan and two ovens; one conventional, one steam.

Concealed lighting shines down upon the stainless steel worktop with seamless integrated sink, whilst the mirror splashback adds to the feeling of light and space. The room further benefits from solid wood flooring, two huge double glazed windows, slimline wall mounted electric heater, feature lighting, large built in shelving unit, and a range of power and ethernet sockets.

BEDROOM

Masses of storage space has been created through the installation of a bespoke contemporary fully fitted handleless wardrobe range which also doubles as a networked entertainment centre. The room will comfortably accommodate a super-king sized bed and benefits from two immense double



glazed windows, solid wood flooring, feature lighting, modern wall mounted electric heater, and a range of power and ethernet sockets.

ENSUITE

The luxury fully tiled en-suite dazzles with its cool white and chrome fittings. Featuring a large double-ended bath with electric / app controlled water fill and shower head, wall mounted wash hand basin, Japanese TOTO W.C, extractor fan, shaver/toothbrush charging point and chrome heated towel rail. Cleverly concealed behind a full length mirrored sliding door is a utility cupboard housing a washing machine and tumble dryer.

SHOWER ROOM

The beautifully tiled shower room is finished in rich chocolate and cream tones. Featuring a walk-in shower cubicle with Grohe thermostatic rainfall shower with additional handheld head, extractor fan, Lusso Stone limestone resin wash hand basin, shaver/toothbrush charging point, wall hung W.C, mirrored storage cabinet, chrome wall mounted heated towel rail and thermostatic douche.

MEZZANINE STORAGE

A large storage area has been created above the en-suite and shower room utilising the head height in the apartment. The area is fully boarded and also houses the hot water cylinder.

EXTERNAL

The apartment benefits from a secure allocated parking space.

