

HUNTERS®

HERE TO GET *you* THERE



Magellan House

Armouries Way, LS10 1JE

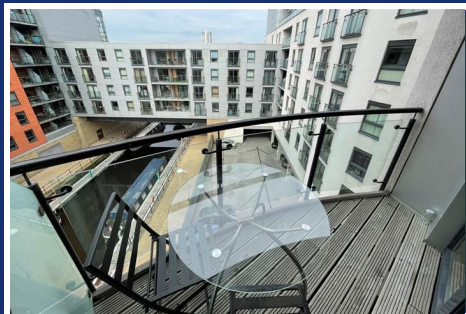
£950 Per Calendar Month



36 Magellan House

Armouries Way, LS10 1JE

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ENTRANCE HALL

11'2" (MAX) - 5'10" (MAX) (3.40 (MAX) - 1.78 (MAX))

Radiator and video door entry phone.

STORE ROOM

7'6" (MAX) - 3'0" (MAX) (2.29 (MAX) - 0.91 (MAX))

Housing the hot water tank.

LOUNGE KITCHEN DINING ROOM

21'6" (MAX) - 11'6" (MAX) (6.55 (MAX) - 3.51 (MAX))

LOUNGE DINING AREA

Radiator and access to the balcony.

KITCHEN AREA

Stainless steel sink with drainer, integral washing machine, integral fridge freezer, fan oven, hob with extractor hood over, granite work surfaces and a range of wall and base unit.

BALCONY

9'4" (MAX) - 5'0" (MAX) (2.84 (MAX) - 1.52 (MAX))

Over looking the dock.

BEDROOM

15'0" (MAX) - 14'2" (MAX) (4.57 (MAX) - 4.32 (MAX))

Radiator.

BATHROOM

7'4" - 6'3" (2.24 - 1.90)

Fully tiled walls and floor. Panel bath with shower over, wash hand basin, heated towel rail and w/c.

COMMUNAL AREAS

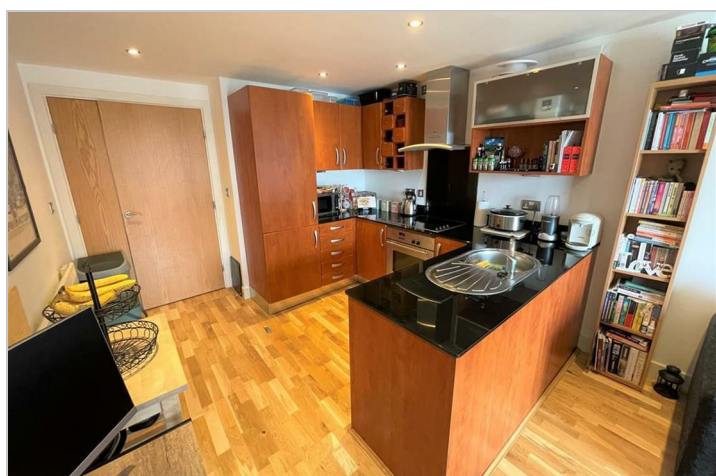
Lift to all levels and letter boxes.

DISCLAIMER

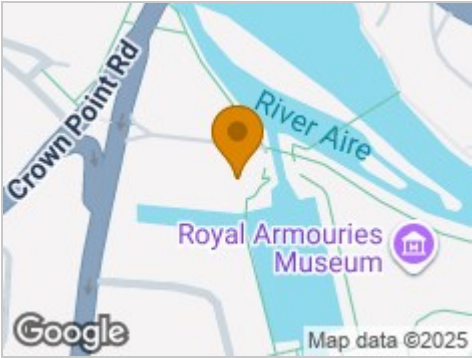
The Landlord has not approved these details.

FABULOUS ONE BEDROOM APARTMENT – FOURTH FLOOR – BALCONY WITH DOCK VIEWS – OPEN PLAN KITCHEN LIVING DINING ROOM – HOLDING DEPOSIT REQUIRED – AVAILABLE NOW – CLARENCE DOCK – LIFT TO ALL FLOORS

Available now, this fourth floor one bedroom apartment is an ideal opportunity for anyone looking for city centre living with the benefit of great outdoor spaces. Located in Clarence dock, the property is close to bars, pubs, shops and all the great amenities Leeds City Centre has to offer. There are communal areas with lifts to all levels, secure entry systems and a mail boxes. The apartment briefly comprises; entrance hall, store room, lounge kitchen dining room, bedroom and bathroom. Energy Rating - C



Road Map



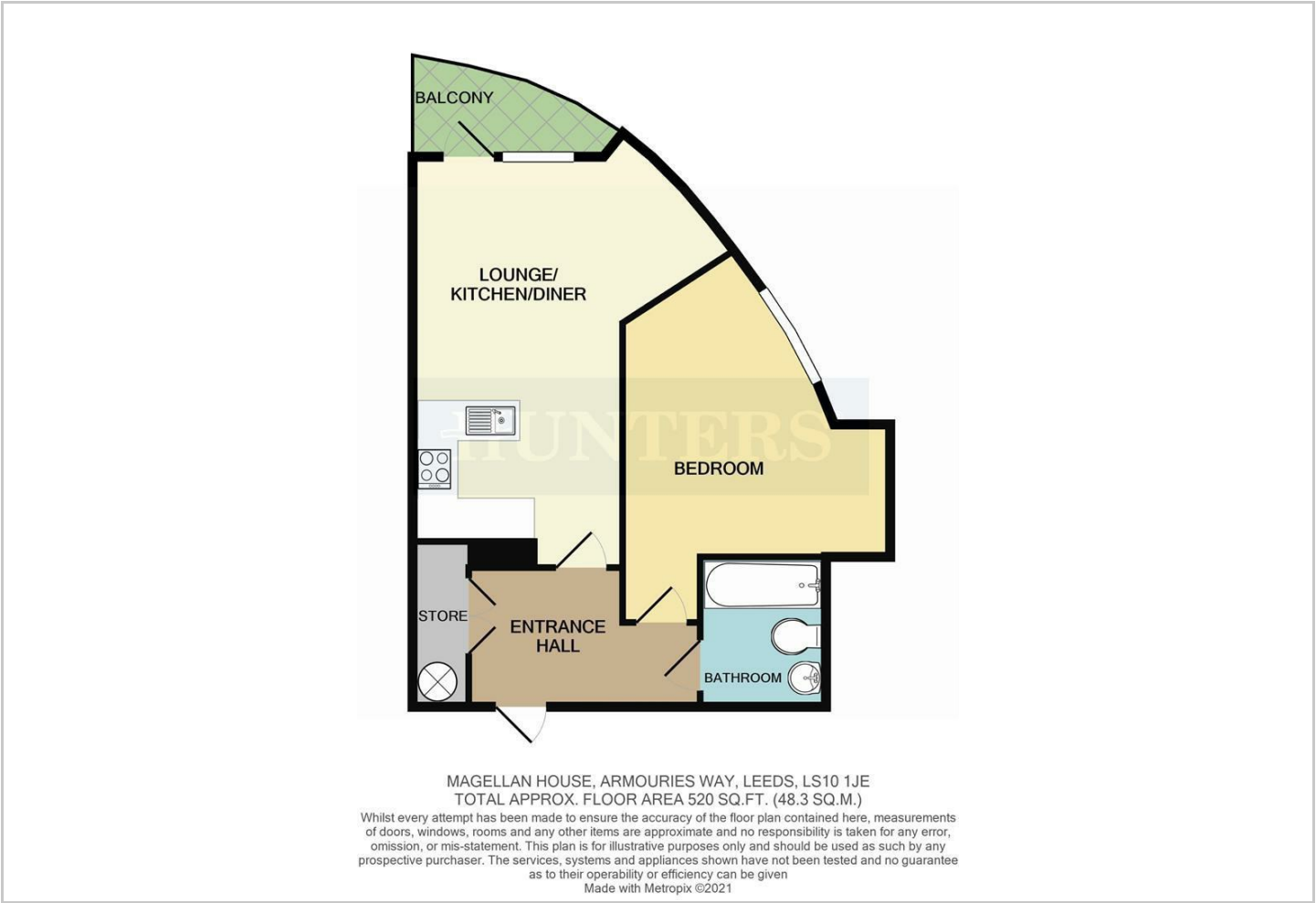
Hybrid Map



Terrain Map



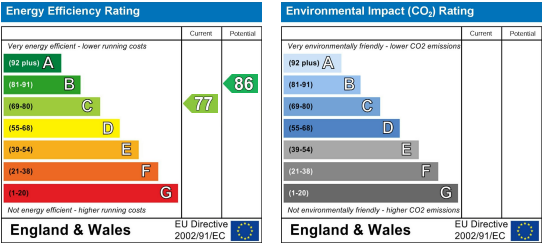
Floor Plan



Viewing

Please contact our Hunters North Leeds Lettings Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.