

Apartment 103 16 Manor  
Road  
Leeds  
LS11 9AH



# Apartment 103 16 Manor Road

## £180,000

### Full Description

The One Residences: Premium Leeds Buy-to-Let with Projected NET Returns Over 12%

Discover The One Residences – a flagship investment opportunity in the heart of Leeds City Centre. Offering 125 strikingly modern apartments, this development is fully approved for short-term lets and located just a 3-minute walk from Leeds Train Station, making it ideal for both city professionals and tourists alike.

### Key Investment Highlights

- Prices starting from £165,000
- NET returns projected at over 12%
- Prime city centre location - 3 minutes to Leeds Train Station
- Short-term lets permitted - ideal for high-yield, flexible investing
- 999-year lease
- Completion due Q3 2027
- 15 Minutes from First Direct Arena
- Mortgage options available (subject to status)

### Featured Apartment: 103

Positioned on the first floor, Apartment 103 is a spacious and stylish 1-bedroom unit ideal for both short and long-term tenants:

- Well-proportioned 441 sq ft layout with defined living and bedroom zones
- Floor-to-ceiling windows with elevated skyline views
- Modern interiors with premium finishes throughout
- Strong appeal to professionals and couples seeking city-centre living
- Spacious apartment which sleeps up to four, increasing the short-term let revenue potential

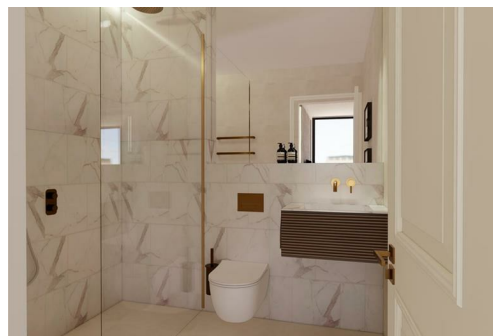
### Why Choose Leeds?

- Thriving Tourism: 27.3 million annual leisure visitors generating £1.6bn+ for the local economy
- Capital Growth: Savills forecasts 28.2% house price growth by 2029

### Local Authority

### Council Tax Band New Build

### EPC Rating



### Contact

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