



Armouries Way
Leeds
LS10 1JE

Offers in Excess of £
310,000.00

bettermove

Armouries Way - Leeds

Bettermove are proud to present this 2 bedroom penthouse in Leeds, available with no forward chain.

This property benefits from on-site concierge, double glazing, and electric heating throughout, with secure, allocated parking available.

The council tax band is E.

This is a leasehold property with 125 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £410.00 per month.

The interior of this stunning penthouse apartment comprises a spacious open-plan living and dining area, modern upgraded kitchen, two generous double bedrooms, two en-suite bathrooms and a separate guest WC. The exterior boasts an exceptional wraparound terrace extending approximately 18.5 metres around the property, with direct access from the main living area and principal bedroom. Offering panoramic views over the River Aire, Leeds Dock and the Leeds city skyline, perfect for enjoying the summer months.

Located in the popular city of Leeds, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Leeds train station, a variety of local bus routes, and quick access to the M62, and M1.

BEDROOMS

2

BATHROOMS

3

RECEPTIONS

1

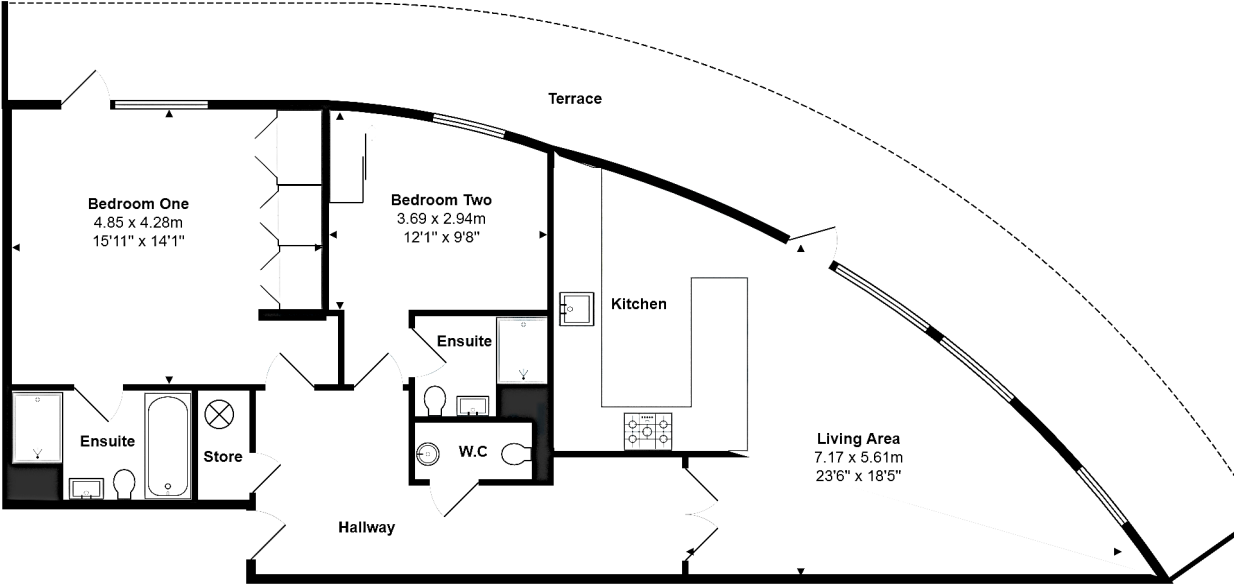
TENURE

Leasehold





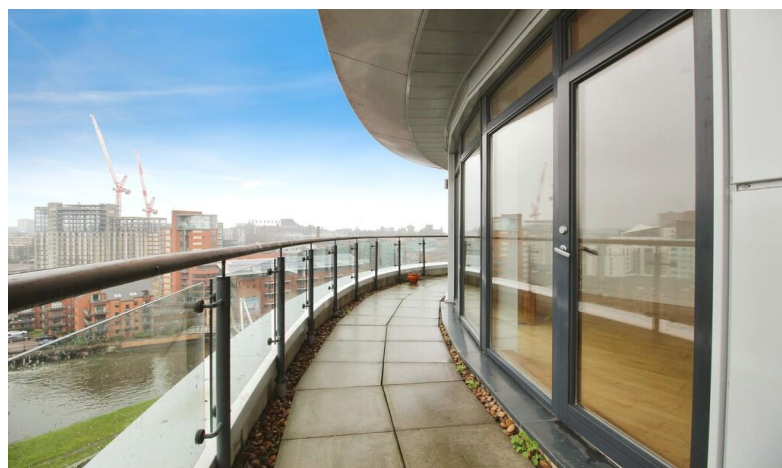
Floor Plan



Magellan House, Armouries Way, Leeds, LS10 1JE

Total Area: 99.2 m² ... 1067 ft²

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B	90	90
(69 to 80) C	69	79	(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.