

Apartment 701 Manor
Road
Leeds
LS11 9AH



Apartment 701 Manor Road

£410,000

Full Description

Spacious Seventh Floor Two Bedroom Apartment in Central Leeds

This spacious two bedroom apartment offers approximately 829 sq ft of contemporary living space on the seventh floor of The One Residence, a new 12 storey residential development in the heart of Leeds.

Offering considerably more space than a typical city centre apartment, the property has been designed around modern urban living, with a generous open plan kitchen, living and dining area, two separate bedrooms and contemporary bathroom accommodation. The specification combines practical, low maintenance finishes with a refined modern aesthetic, making the apartment well suited to professionals, sharers and investors seeking a larger property in central Leeds.

The kitchen features sleek handleless Gamadecor units with Krion worktops and integrated sinks, complemented by a single oven, four zone hob, canopy hood, integrated fridge freezer and dishwasher. Living areas are finished with engineered wood or luxury vinyl tile flooring, while the bedrooms benefit from neutral carpeting.

Bathrooms and en-suites within the development are fully tiled and feature wall-hung WCs with concealed cisterns, contemporary basins, feature mirrors and chrome heated towel rails. Depending on the individual apartment layout, bathroom configurations incorporate either a bath or thermostatic shower.

Central Leeds Location

Positioned on Manor Mills Road in Holbeck, the development places residents within easy reach of Leeds city centre, major employment districts, shopping, dining, entertainment and transport connections.

Leeds City Centre is approximately a six minute walk away, while the surrounding area provides convenient access to Leeds City Station, Canal Wharf and many of the city's key attractions and amenities.

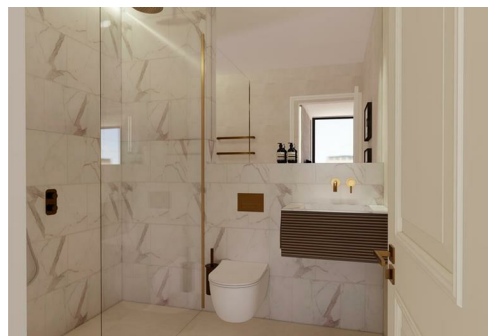
This combination of a central location and substantial 829 sq ft internal footprint gives the apartment broad appeal, particularly for tenants looking for the convenience of city centre living without compromising on space.

For investors, short term lets are permitted, creating additional flexibility between short stay and more traditional rental strategies. The development also offers a 999-year lease, peppercorn ground rent and a 10 year warranty.

Local Authority

Council Tax Band New Build

EPC Rating



Contact

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