



FAROE GOTTS ROAD

LEEDS, LS12 1DF

£210,000
LEASEHOLD

A beautifully presented seventh-floor apartment in the highly sought-after City Island development, offering two double bedrooms, two private balconies with stunning River Aire and city views, secure allocated parking, and an enviable waterside location where the River Aire and Leeds & Liverpool Canal run side by side. Just a short walk from Leeds Train Station and the vibrant city centre, this superb apartment combines peaceful waterfront living with exceptional convenience.

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- Two bedroom 7th floor apartment
- Two Bathrooms
- City Centre location
- Parking Space Included
- Two Balconies
- South Facing
- Close to local amenities and leisure facilities
- Good access to M621 motorway network
- Canal path and river path run parallel
- Call the office for a viewing



Stunning Seventh Floor Waterside Apartment with Two Balconies, Secure Parking & River Views

Situated within the highly desirable City Island development, this superb sixth-floor apartment presents an outstanding opportunity to purchase a stylish waterside home in one of Leeds City Centre's most sought-after residential locations. Perfect for first-time buyers, professionals and investors alike, the property combines modern city living with a peaceful riverside setting.

Beautifully presented throughout, the apartment offers a bright and spacious open-plan living and dining area, designed for both relaxing and entertaining. Large windows flood the space with natural light, while two private balconies provide the perfect place to unwind and enjoy stunning views across the River Aire, the Leeds skyline and the surrounding waterfront.

The property features two generous double bedrooms, offering flexible accommodation for homeowners, guests or those working from home. A contemporary fitted kitchen and modern bathroom complete the well-planned layout, creating a home that is ready to move straight into.

Further benefits include secure allocated parking, lift access, on-site management, secure entry system and an EPC Rating of C, making this an attractive

low-maintenance home in a prime city location.

City Island is one of Leeds' premier waterfront developments, uniquely positioned between the River Aire and the Leeds & Liverpool Canal. Landscaped communal gardens, waterside walkways and picturesque surroundings create a tranquil environment while remaining just moments from the vibrant heart of the city.

Ideally located within walking distance of Leeds Train Station, the financial district and the city's extensive range of shops, restaurants, cafés and leisure facilities, residents can also enjoy easy access to all local motorway routes.

ENVIRONS

The property is conveniently positioned within easy reach of Leeds city centre and its wide range of amenities. Excellent transport links are nearby, with the train station being on your doorstep, making this an ideal location for commuters. to Trinity Leeds, Victoria Leeds, Leeds Dock, the Royal Armouries Museum, and an excellent choice of independent bars and eateries. With superb transport links and everything Leeds has to offer on the doorstep, this exceptional apartment delivers the perfect balance of luxury, lifestyle and convenience.

Early viewing is highly recommended to appreciate the spacious accommodation, spectacular waterside setting and outstanding city centre location.

REASONS TO BUY

- Not one but TWO balconies
- Great Location, close to City Centre
- Secure Underground Parking
- Two Bathrooms, perfect for sharing
- Great Transport Links
- South Facing
- Great Views

TENURE

We are advised the property is leasehold and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Leeds City Council

Early viewing is highly recommended to appreciate the location, layout and convenience this City Centre property has to offer. Call Monroe Estate Agents today!

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ADDITIONAL INFORMATION

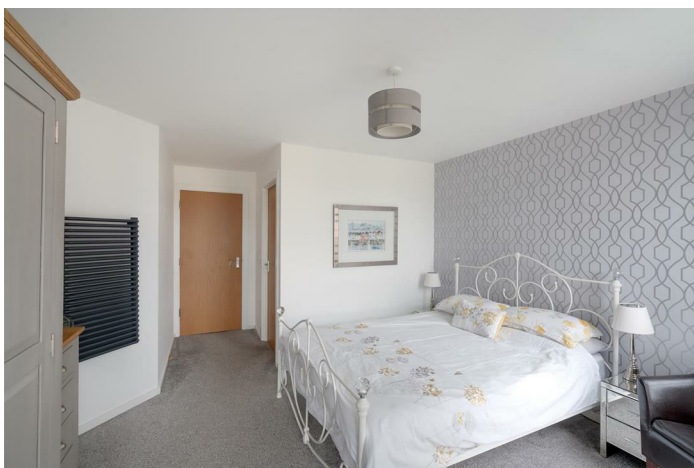
Local Authority – Leeds City Council

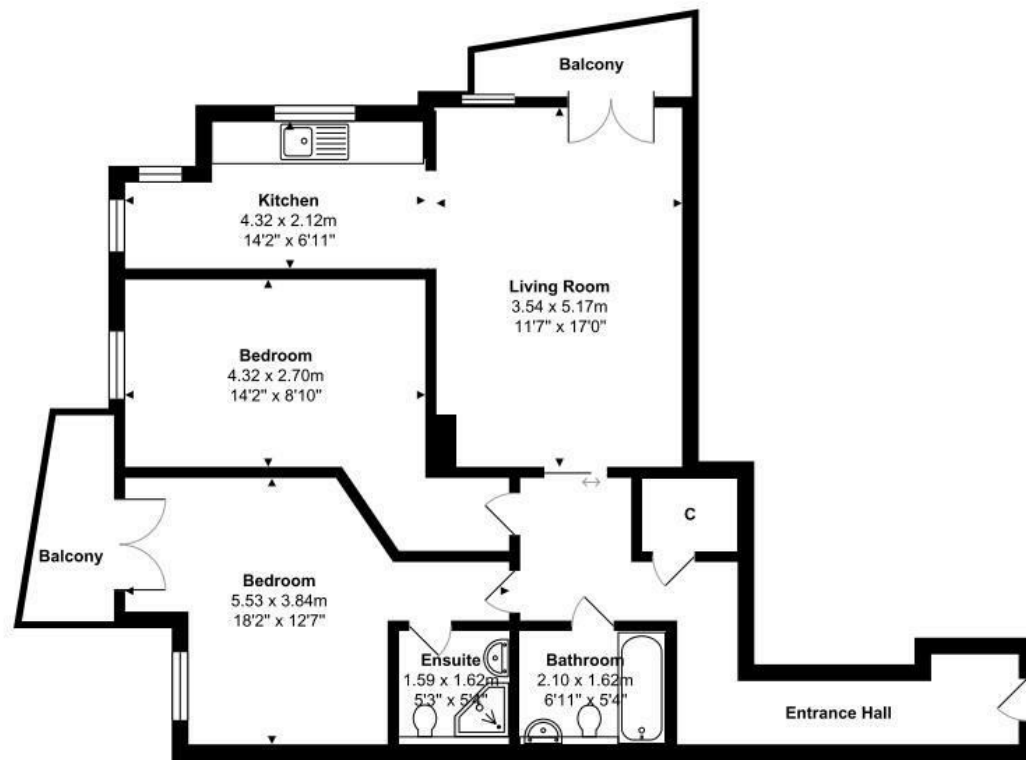
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 829.00 sq ft

Tenure – Leasehold





Total Area: 77.0 m² ... 829 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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