



CORNERSTONE

# Apartment 8, 40 Anstey House, Hanover Square, Leeds, LS3 1BQ







# 40 Anstey House

## £145,000

### Apartment 8, Anstey House, Hanover Square, Leeds.

A stylish one-bedroom apartment that is offered with no onward chain, situated in the Hanover Square Conservation Area, which is a prime central Leeds location.

Apartment 8 at Anstey House offers an exceptional opportunity to acquire a well-designed one-bedroom property set within a gated development in a sought-after and convenient location in central Leeds.

The apartment features an impressive open-plan kitchen and living area, thoughtfully designed to maximise space and natural light. This helps to create an ideal environment for both everyday living and entertaining. The modern kitchen integrates seamlessly with the living space, offering a contemporary feel. The apartment has a hallway with a telephone intercom, a generously sized double bedroom providing a calm and comfortable retreat, while the tiled and well-appointed bathroom is finished to a modern standard, completing the accommodation.

#### Gated Development with A Communal Garden

Anstey House is found within a gated development, offering peace of mind and a sense of exclusivity. Residents benefit from access to a well-maintained communal garden, a rare and valuable feature for city-centre living, providing a quiet outdoor space to relax and unwind. If this doesn't cut it for you, you also have the vast expanse of parkland over the street, being Hanover Square.

#### Outstanding Location

The location is truly outstanding. Hanover Square sits directly across the street, offering an attractive green space right on the doorstep. The apartment is ideally positioned within walking distance of Leeds city centre, putting an excellent range of shops, cafés, restaurants, and cultural attractions easily within reach.

The apartment is extremely well located for Leeds' universities, making it an ideal purchase for parent buyers seeking high-quality accommodation for their children or landlords looking for a great investment.

Excellent transport links further enhance the appeal, with easy access to public transport routes and Leeds train station, making commuting and city travel straightforward.

#### Investment and Lifestyle Appeal

This apartment represents a versatile purchase opportunity:

- Parent buyers will appreciate the proximity to the universities and the gated development.
- Owner-occupiers will enjoy stylish living in a central yet peaceful setting.
- Landlords will benefit from strong rental demand in a prime Leeds location with broad appeal to students and professionals alike.

Apartment 8 at Anstey House combines a great location and modern city living, making it a highly attractive prospect for a wide range of buyers.

#### Communal Hallway

A ramp from the courtyard leads up to a black door, which opens into the communal hallway. Outside the black door, there is an intercom and the post boxes. Once inside, the communal hallway is decorated neutrally, and the apartment's front door is located on the ground floor.

#### **Apartment Hallway**

A white door with a peephole opens into the apartment's hallway. The hallway is decorated in a modern neutral tone and leads to the open plan kitchen, dining and sitting room, the double bedroom, the bathroom and the hot water cylinder cupboard.

#### **Open Plan Kitchen & Living Area**

A brilliant space that comprises a kitchen, dining and sitting room. The kitchen benefits from ample cupboard space, finished in a nice grey tone with a contrasting worktop with LED lighting below. The kitchen utilities comprise a sink with a drainer, an integrated oven, a hob with an extractor hood above, an integrated washing machine and an integrated dishwasher. There is also space for a large free-standing fridge freezer. Above the kitchen, inset spotlights are present, and a double-glazed window offers natural light. Beyond the kitchen, there is space for a dining table as you flow into the sitting room. The sitting room has plenty of space for sofas and furniture, and a double-glazed window allows natural light in.

#### **Double Bedroom**

A neutrally decorated double bedroom with plenty of space for bedroom furniture and a double-glazed window, which is a good source of natural light.

#### **Bathroom**

A spacious tiled bathroom which comprises a bath with a shower over with a glass screen, a pedestal wash basin and a toilet exists. A frosted double-glazed window is present with inset spotlights in the ceiling.

#### **Gated Development and Communal Garden**

You enter the development through metal double gates into a courtyard area for private parking. Please note this apartment does not have access to a parking space beyond the gates. Permit parking is found outside the development on the street. The communal garden area comprises a large lawn.

#### **Important Information**

TENURE - LEASEHOLD.

Leasehold Term - 999 Years From The 1st January 2005.

Service Charge Including Buildings Insurance £466.00 Payable Per Quarter.

Ground Rent - Currently £200.00 per annum.

Managing Agent - Handley Gibson.

Council Tax Band A.

No onward chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.





Total Area: 48.0 m<sup>2</sup> ... 517 ft<sup>2</sup>

All measurements are approximate and for display purposes only

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority  
Leeds City Council

Council Tax Band  
A

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





Cornerstone Sales  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ



Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)