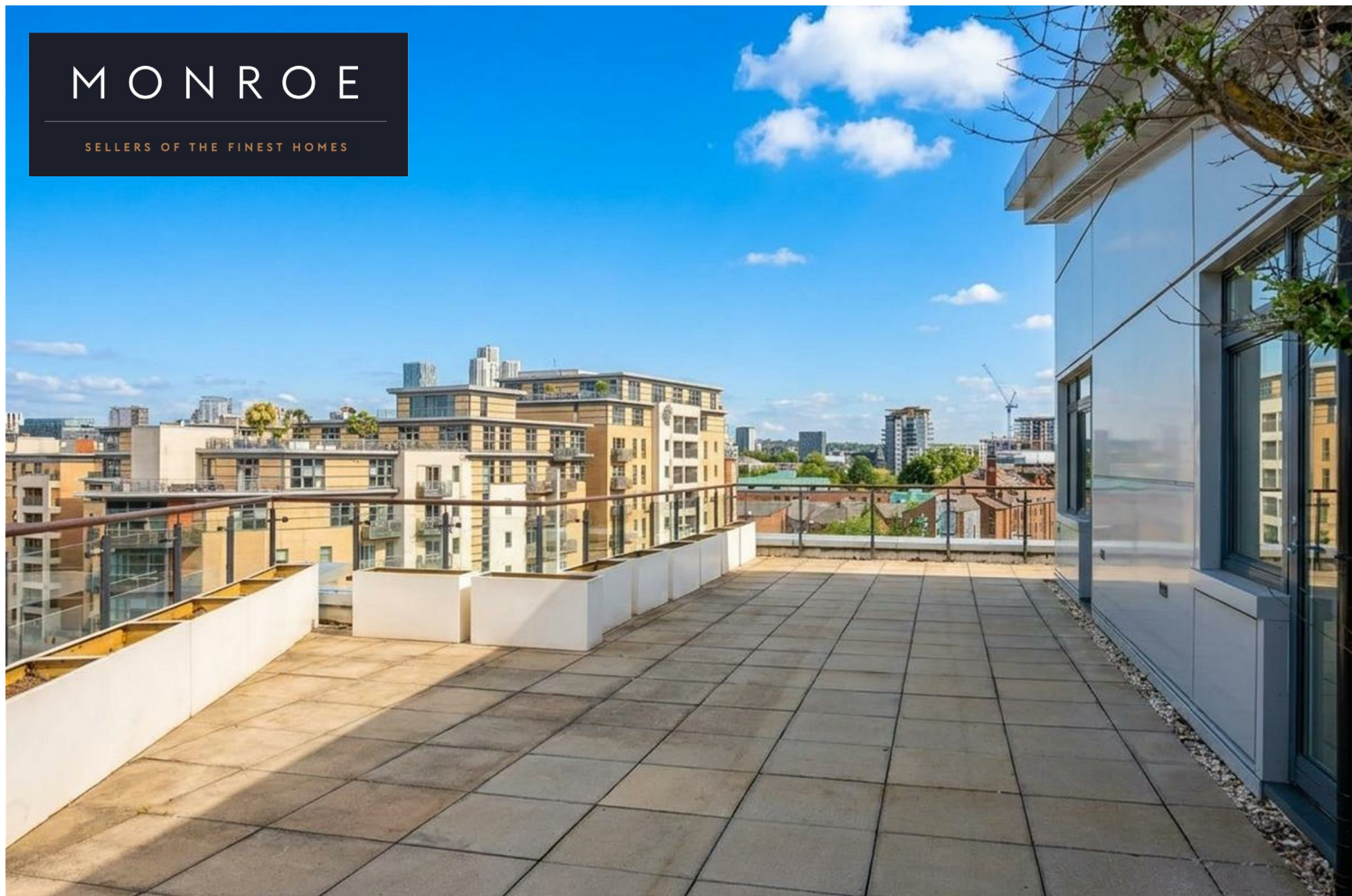


# MONROE

SELLERS OF THE FINEST HOMES



## 154 MAGELLAN HOUSE ARMOURIES WAY LEEDS

£525,000  
LEASEHOLD

A stunning top-floor penthouse apartment in the heart of Leeds Dock, offering 1000sq ft of beautifully presented living space. Recently fully repainted and featuring a brand-new kitchen, this exceptional home boasts two double bedrooms with en-suites, a guest WC, a large wrap-around terrace with water and city views, secure under croft parking, EWS1 certification, water rates included, and is sold with vacant possession.



- NO CHAIN - EWS1 COMPLIANT • TWO DOUBLE BEDROOMS • LARGE TERRACE - PERFECT FOR HOSTING • OPEN PLAN AND SPACIOUS

Offered to the market with vacant possession, this exceptional, top floor penthouse apartment presents a rare opportunity to acquire one of the finest homes within the highly sought-after Leeds Dock development. Recently fully repainted throughout and benefiting from a brand-new contemporary kitchen, large terrace and wrap around balcony and benefits from under floor heating, this stunning waterside residence is ready for you to make this apartment your home.

Extending to over 998sq ft internally, the apartment boasts an impressive open-plan living space with soaring ceilings, dual-aspect glazing and an abundance of natural light. The spacious lounge, dining and kitchen areas seamlessly flow together, creating the perfect environment for both everyday living and entertaining. Multiple glazed doors open onto a spectacular large wrap-around outdoor terrace, offering panoramic views across Leeds Dock, the city skyline and surrounding waterfront – an ideal setting for al fresco dining and relaxation.

The newly fitted kitchen has been thoughtfully designed with both style and practicality in mind, featuring high-quality cabinetry, integrated appliances, Quooker boiling tap and generous workspace. The property has also been freshly redecorated throughout, creating a bright, modern environment and is ready to move in.

The accommodation further comprises two generous double bedrooms, with the primary benefiting from its own en-suite bathroom. The impressive principal suite features a built in wardrobe, extensive storage and access to the terrace with far-reaching city views. The family bathroom and additional storage cupboard are located off the spacious entrance hallway.

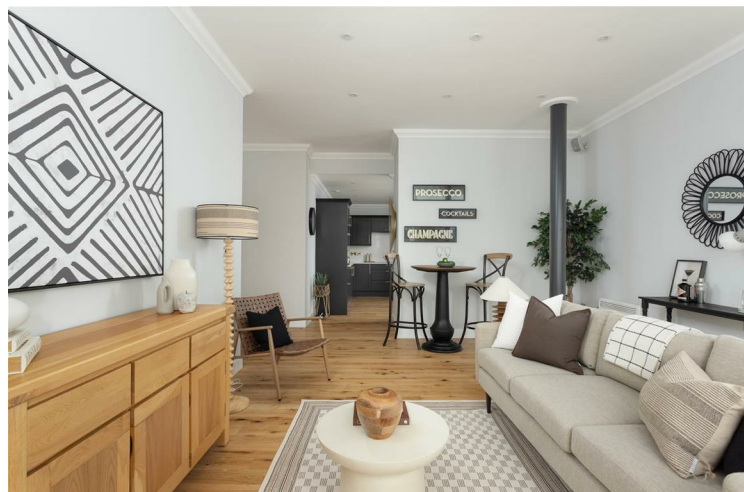
The property is sold with one secure allocated parking space, adding further convenience to this outstanding city home.

#### WHY LEEDS DOCK?

Leeds Dock is one of the city's most desirable waterfront destinations, offering a unique blend of tranquil waterside living and vibrant City-Centre convenience. This award-winning development is situated around the historic docklands and is just a short walk from Leeds City Centre, the train station, and the thriving business district.

Residents enjoy an excellent range of on-site amenities, including popular restaurants, cafés, a convenience store, gym facilities and scenic waterside walkways. The area has become a hub for professionals and homeowners seeking a modern lifestyle in a picturesque setting, while benefiting from excellent transport links and easy access to everything Leeds has to offer - including the renowned water taxi! The development also benefits from professional management and an on-site caretaker, ensuring a welcoming and well-maintained environment for residents.

This outstanding penthouse apartment combines space, style, location and outdoor living in equal measure, making it an ideal purchase for owner-occupiers and investors alike.



- NEW BESPOKE DESIGNED KITCHEN • NEW CARPETS • ALLOCATED SECURE PARKING • UNDERFLOOR HEATING • NICELY FINISHED THROUGHOUT • CALL THE OFFICE FOR A VIEWING

## REASONS TO BUY

- ALLOCATED SECURE PARKING
- HUGE TERRACE, WITH MULTIPLE ASPECTS
- PRIME PENTHOUSE LOCATION
- BE THE TALK OF ALL YOUR FRIENDS
- EXCELLENTLY MAINTAINED BUILDING
- NEWLY RENDERED
- UNDERFLOOR HEATING
- OVERHEAD PROJECTOR FITTINGS IN LOUNGE

## 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 motorway network making this an ideal location for commuters.

## TENURE

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

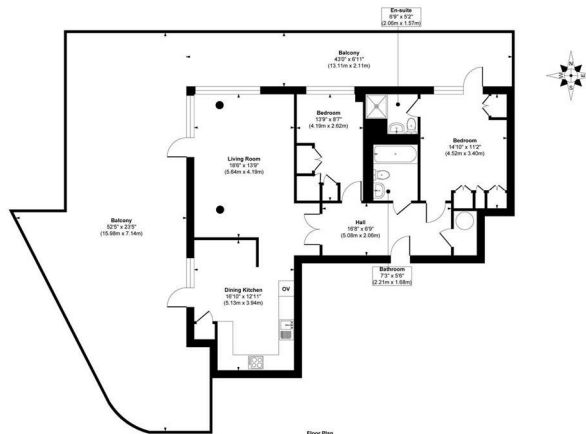
LOCAL AUTHORITY - Leeds City Council

Early viewing is highly recommended to fully appreciate the space, flexibility, and potential this impressive home has to offer.

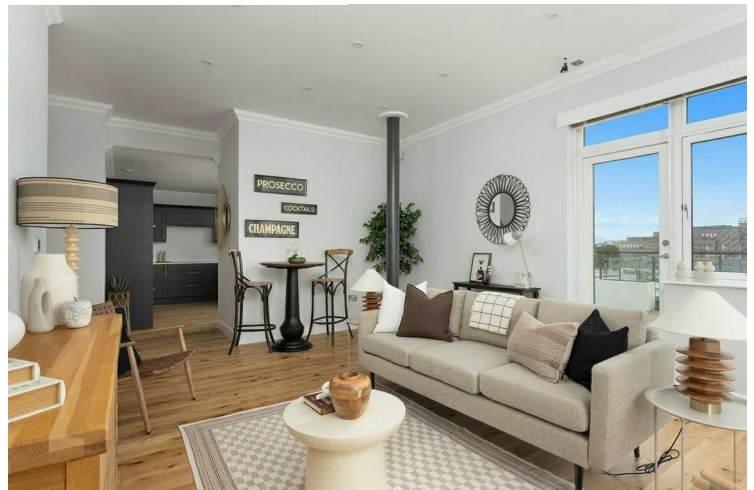
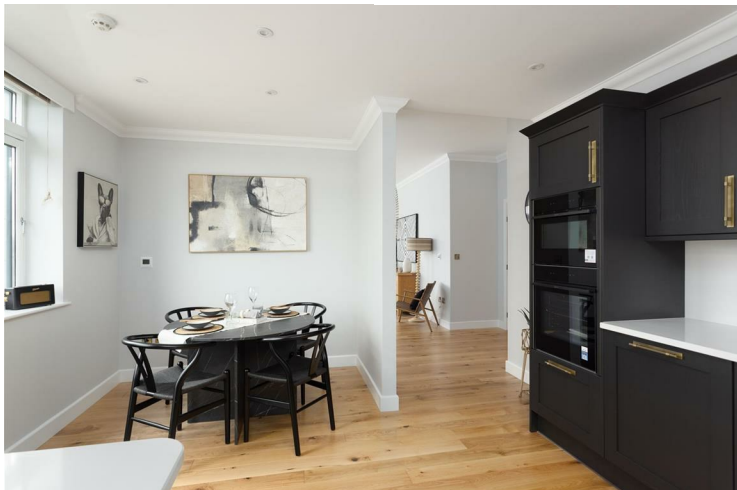
For further information or to arrange a viewing, please contact the office on 0113 3500866

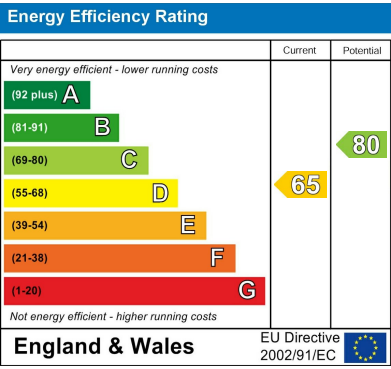
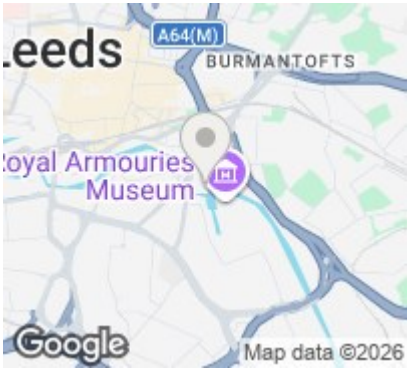
Lease Length  
126 years remaining  
Service Charge  
£4759.84pa  
Ground Rent  
£200pa

\* Correct at time of listing



Approx. Gross Internal Floor Area 998 sq. ft / 92.71 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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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