



## 8 NEW STATION STREET LEEDS, LS1 5AD

£180,000  
LEASEHOLD

Forming part of the highly sought-after Rockley Lofts in the heart of Leeds, this high-spec 2-bedroom apartment sits on the doorstep of Trinity Leeds and the high street, with Leeds Train Station just a five-minute walk away.

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## 8 NEW STATION STREET

- Prime City Centre Apartment • Next to Leeds Train Station • Selling with Vacant Possession & No Chain • Secure Fob Entry • Close Proximity to Trinity Shopping Centre and High Street • Double Glazed • Code/Fob Entry High Windows • High Ceilings Throughout • Leeds Trinity University A Mear Yards Away • Contact Monroe For More Details



Forming part of the sought-after Rockley Lofts development, this distinctive two-bedroom apartment offers light-filled, characterful accommodation in one of Leeds city centre's most convenient and vibrant locations. Combining unique architectural features with high-specification interiors and impressive high ceilings, the property presents a stylish and contemporary home ideal for professionals, owner-occupiers and investors alike.

Upon entering the apartment, there is a welcoming hallway with access to a recently fully renovated bathroom, finished to a high standard and incorporating a useful recessed storage area. The bathroom features modern three-piece white sanitaryware with chrome fittings, a thermostatically controlled shower over the bath, a large wall-mounted mirror and a heated towel rail, and is in excellent condition throughout.

The heart of the home is the impressive open-plan living space, flooded with natural light through multiple double-glazed, shutter-style windows. Bespoke internal blinds and secondary glazing enhance both comfort and style, while the high ceilings create a real sense of height and volume, making this a bright and airy space ideal for relaxing or entertaining.

The recessed kitchen forms part of the open-plan layout and is finished in a contemporary grey design with complementary worktops. It is fully equipped with a

range of integrated stainless-steel appliances, including an electric oven, induction hob with extractor, slimline dishwasher, microwave, washing machine and a full-size fridge-freezer.

The main bedroom is accessed from the hallway and benefits from impressive double-height ceilings. The room comfortably accommodates a king-size bed and includes high-level fitted wardrobes providing hanging space and additional storage. The second bedroom is slightly smaller and offers excellent flexibility, making it ideal as a guest bedroom, home office or study, with space for either a sofa bed or full-size bed if required.

Rockley Lofts is regarded as one of Leeds city centre's best-kept secrets, comprising just 14 individual apartments, each with its own unique character and high-quality finish. Located on New Station Street, the development is perfectly positioned moments from Leeds Train Station, Trinity Leeds, and an excellent selection of bars, cafés, restaurants and shops, offering superb transport links and an exceptional city-centre lifestyle.

This is a rare opportunity to acquire a unique, characterful city-centre apartment in a prime and highly convenient location.

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### REASONS TO BUY

- On the doorstep of Leeds Train Station for commuters
- Stones throw from cafes, bars, shops and restaurants
- Secondary glazing to help keep the buzz of the city outside
- Great investment potential
- Smaller block of apartments with secure entrance

### ENVIRONS

This home is located just a minutes' walk from Leeds Train Station, with direct train links to London, Manchester, Scotland. Also on the doorstep, are local amenities including supermarkets, shops, restaurants, and gyms are all within walking distance, making it a convenient base for city living and commuting. There is also a multi-storey car park close-by offering a number of parking options.

### LOCAL AUTHORITY

Leeds City Council

### TENURE

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

Contact Monroe Estate Agents today to organise your viewing.







## 8 NEW STATION STREET

### ADDITIONAL INFORMATION

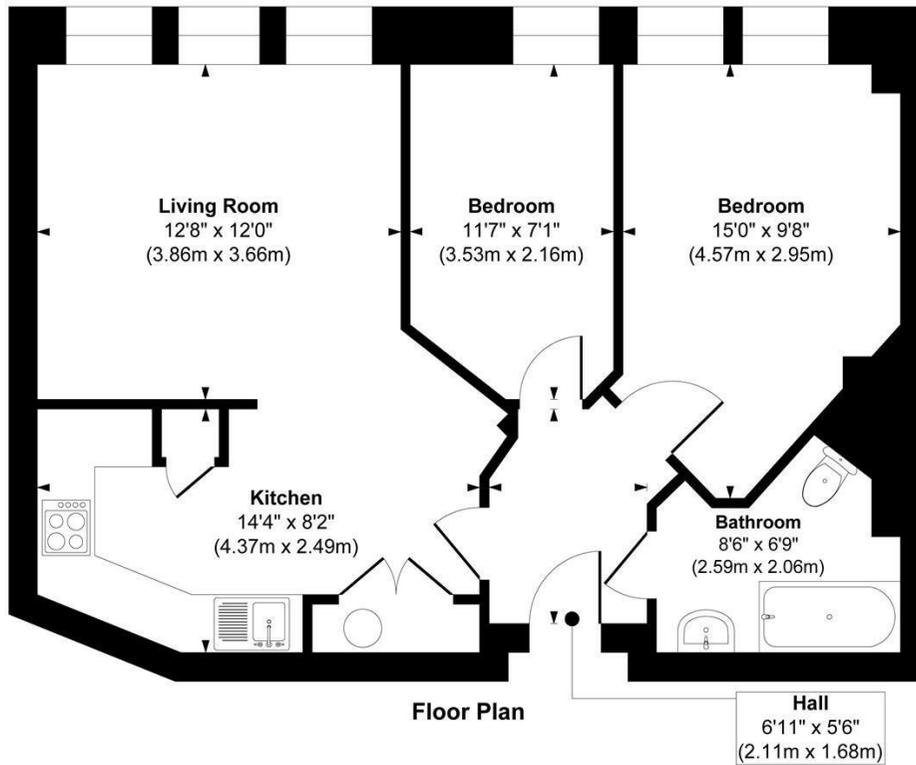
**Local Authority** – Leeds City Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 600.00 sq ft

**Tenure** – Leasehold



Floor Plan

Approx. Gross Internal Floor Area 600 sq. ft / 55.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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