



83 THE QUAYS, 3 CONCORDIA STREET, LEEDS  
£995,000

Adair Paxton  
Property Specialists



# Apartment 83, The Quays 3 Concordia Street, Leeds, LS1 4ES

\*\*\*SUPERB THREE BEDROOM PENTHOUSE with NO ONWARD CHAIN - OVER 1700 SQ FT - TWO SECURE ALLOCATED PARKING SPACES - 24 HOUR CONCIERGE\*\*\* Adair Paxton are pleased to offer to the market this exceptional three-bedroom penthouse set within an exclusive development in the heart of Leeds city centre. Extending to over 1,700 sq ft, this impressive residence offers expansive, light filled living spaces finished to a high standard throughout.

The property features a stunning south-west facing balcony, perfectly positioned to capture all-day sun while offering far-reaching views across the city skyline, stretching as far as Elland Road. The generous open-plan living and dining area provides an ideal setting for both relaxing and entertaining.

All three double bedrooms are well-proportioned, with the principal suite benefitting from its own ensuite, alongside a stylish main bathroom serving the remaining rooms. Floor to ceiling windows enhance the sense of space and bring in an abundance of natural light.

Residents of this exclusive block enjoy the added benefit of a 24-hour concierge service, ensuring both convenience and security. The property also includes two allocated parking spaces—an invaluable feature in such a central location.

Combining space, luxury, and panoramic views, this penthouse represents premium city living at its finest.



#### COMMUNAL ENTRANCE

Via a secure entrance door with entry phone system. 24 hour concierge. Lift and stairs to all floors.

#### HALLWAY

Spacious entrance hall with inset ceiling spotlights. Two wall mounted electric heaters. Storage cupboard housing water cylinder.

#### LIVING / DINING AREA

24'4" x 19'11" (7.42 x 6.08)

Spacious, light and airy living area with dual aspect floor to ceiling windows with remote control blinds. Door leading out to the outside terrace. Inset ceiling spotlights. Air conditioning. Trench heating system.

#### KITCHEN

19'5" x 11'2" (5.94 x 3.42)

Via electric sliding door. Modern fitted with a range of wall, base and drawer units with worktops over, 'SIEMENS' integrated oven, microwave and warming drawer. Induction hob with extractor hood over. Integrated dishwasher. Sink with drainer, mixer tap and Quooker tap. Space for double fridge/freezer. Large cupboard plumbed for washing machine. Window with views over the river. Inset ceiling spotlights. Air conditioning.

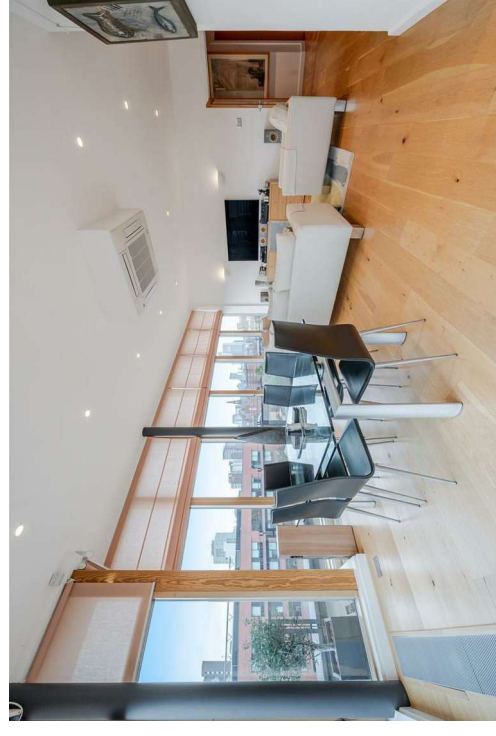
#### GUEST WC

Fitted with a two piece suite comprising: WC and wash hand basin. Heated towel rail. Tiled walls.

#### MASTER BEDROOM

24'4" x 14'11" (7.42 x 4.57)

Spacious double bedroom with floor to ceiling windows and door leading out to the terrace. Four built in wardrobes with automatic sensor lighting. Inset ceiling spotlights. Air conditioning. Trench heating system.



### EN-SUITE BATHROOM

Recently refurbished en-suite bathroom comprising; large walk in shower cubicle, double vanity wash hand basin and Japanese toilet with built-in bidet. Two shaving points. Wall mounted heated towel rail. Tiled walls and floor. Inset ceiling spotlights. Large cupboard with automatic sensor lighting.

### BEDROOM

18'8" x 14'4" (5.70 x 4.37)

Spacious double bedroom with floor to ceiling windows. Two built in wardrobes with automatic sensor lighting. Inset ceiling spotlights. Air conditioning. Trench heating system.

### BEDROOM

13'10" x 10'7" (4.24 x 3.25)

Third double bedroom with floor to ceiling windows. Cupboard with built in pull down bed. Inset ceiling spotlights. Trench heating system. Air conditioning.

### BATHROOM

Fitted with a four piece suite comprising; bath with hand shower, shower cubicle, WC and double vanity wash hand basin. Two shaving points. Wall mounted heated towel rail. Tiled walls and floor. Inset ceiling spotlights.

### OUTSIDE

Externally, the apartment offers a full length wrap-around terrace with views over the city and beyond.

### TENURE

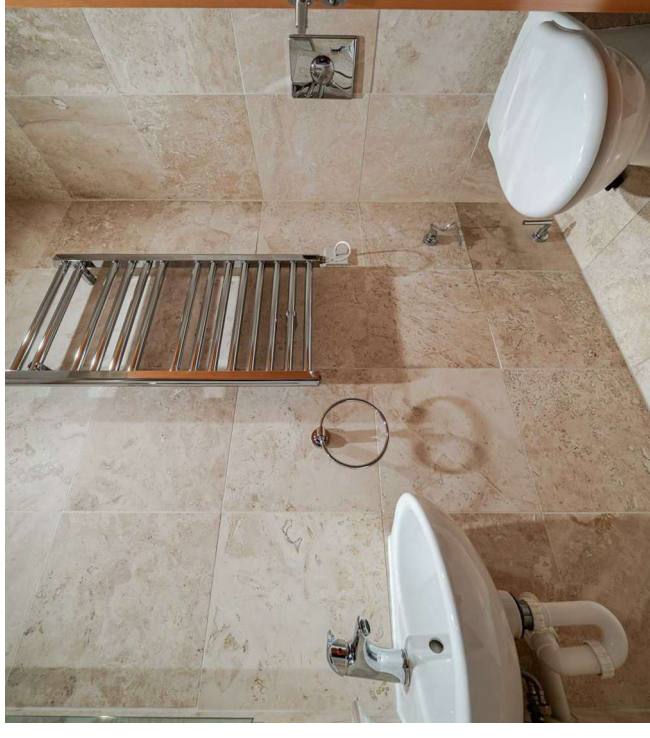
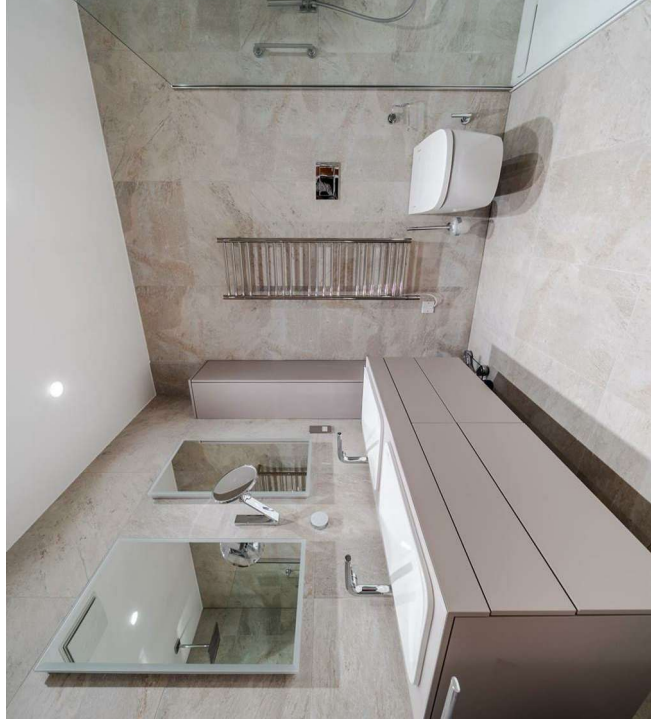
Leasehold - 999 years from 1999.

Ground rent - £250 per annum.

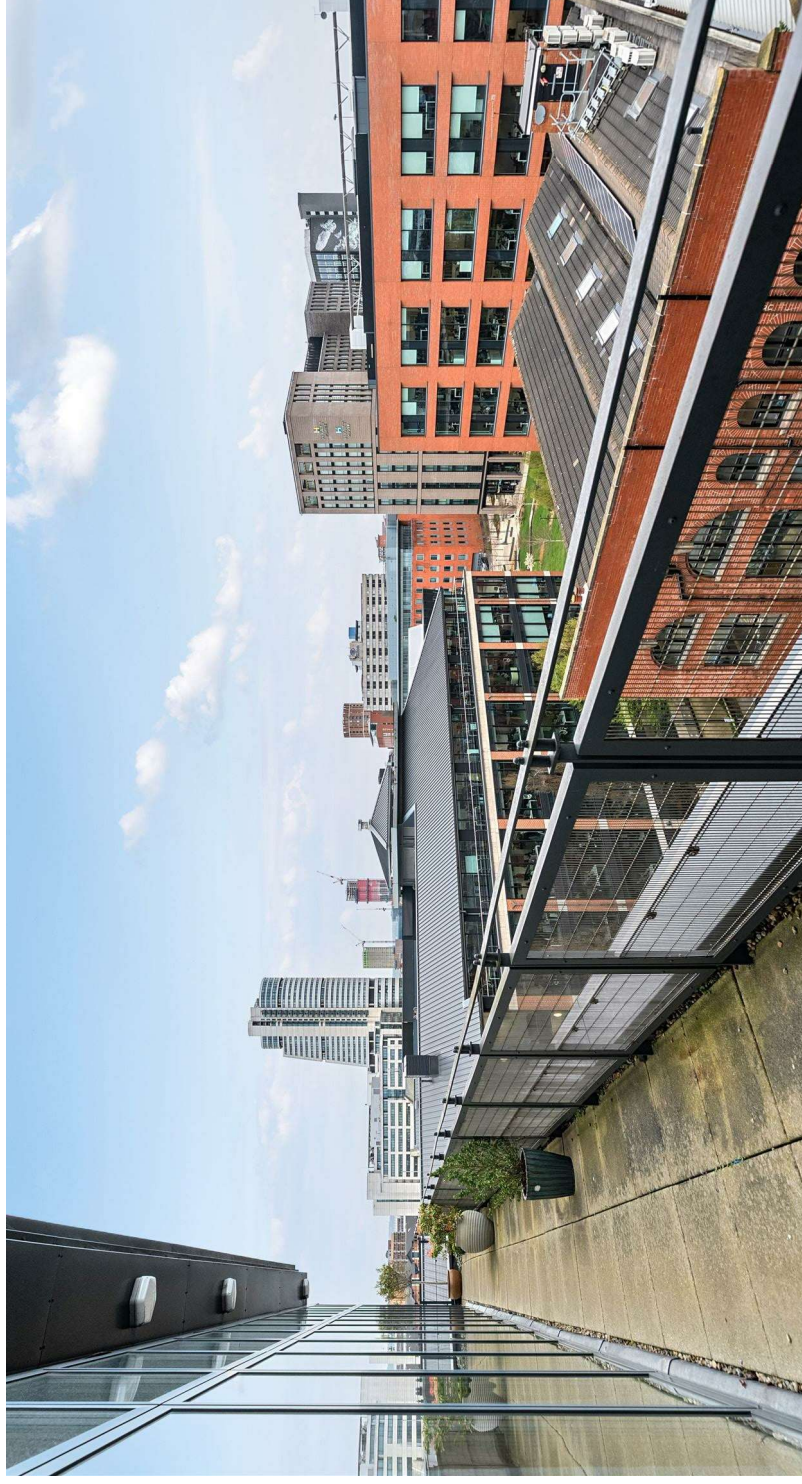
EWS1 - A1 Rating.

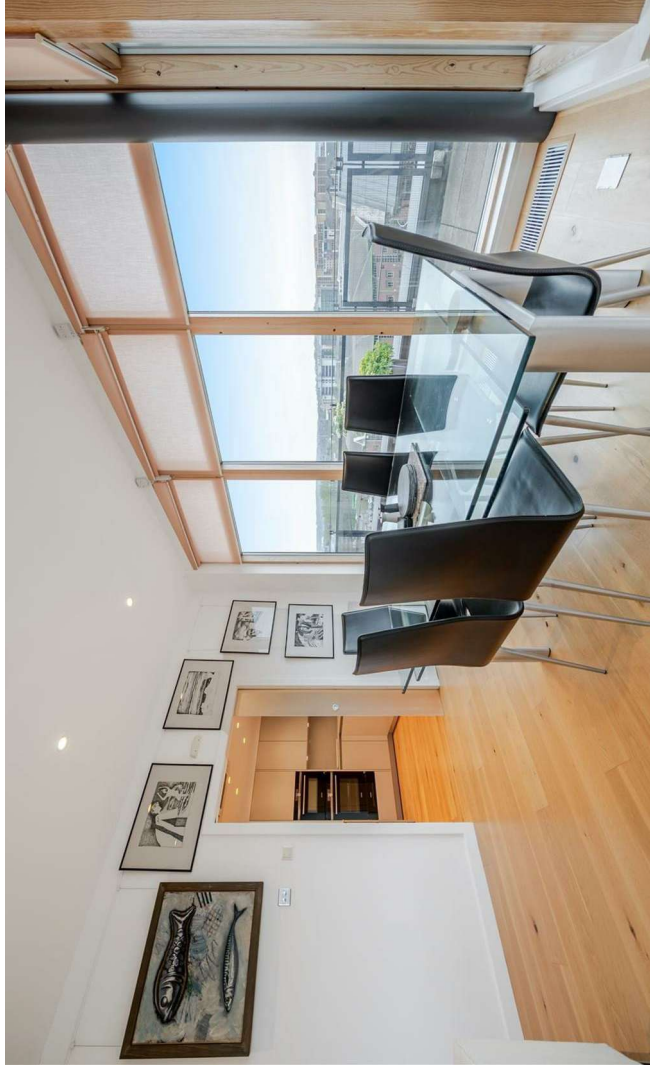
### SERVICE CHARGE

£1569 per quarter



- Three Bedroom Penthouse
- Panoramic city views
- Two Allocated Parking Spaces
- 24 Hour Concierge
- Full Length Wrap-Around Terrace
- Floor To Ceiling Windows Throughout
- Air Conditioning
- Two Bathrooms & Guest WC
- EPC Rating: E
- Council Tax Band: F

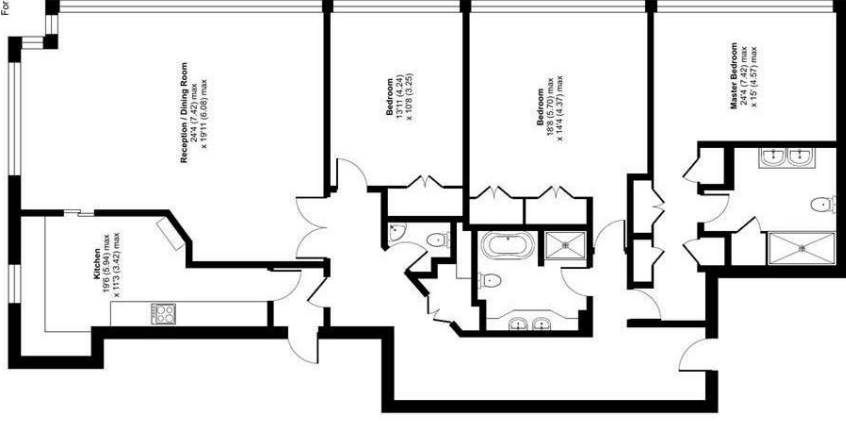






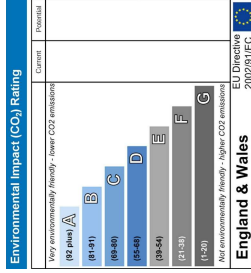
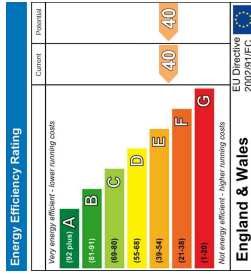
**The Quays, Concordia Street, Leeds, LS1**

Approximate Area = 1748 sq ft / 162.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © noelboom 2020. Produced for Adair Paxton Estate Agents. REF: 103341

**ENERGY PERFORMANCE**



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MISDESCRIPTIIONS ACT 1991 These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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