



## Manor Mills, Leeds, LS11 9BT

**£129,950**

- Large Studio Apartment
- Fitted Kitchen
- Sixth Floor
- Dishwasher
- Furnished
- Tiled Shower room

A lovely large studio apartment with a high standard of furnishings and south/courtyard-facing aspect, **WITH SECURE PARKING SPACE**. Located on the sixth floor in the popular Manor Mills development, the apartment features wide bleached Oak-effect flooring, floor-to-ceiling glazing in the living area, small mosaic tiles throughout in the bathroom and a compact but functional kitchen including dishwasher. Small balcony and a pleasant outlook. Located just a short walk to the city's shops, bars and restaurants and is situated close to Bridgewater Place - home to a Starbucks coffee shop and a large Tesco Express convenience store. Close to Leeds City Station, the M621 motorway and the business district. Secure parking space in the car park beneath the building.

The apartment is currently let until October 2025 achieving £775 per month (without parking).

EPC Rating C.  
Council tax band A.

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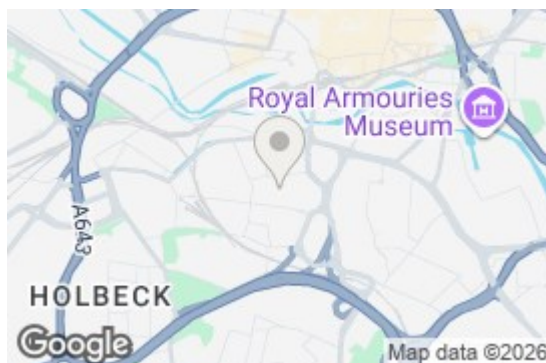
## Leasehold Information

Lease: 999 years from 01/01/2006

Service Charge: £1140 per annum

Ground Rent: £370.39 per annum

Large studio flat on the sixth floor with balcony with views over the city.



These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.