



parklane

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1 Marshall Street, Leeds, LS11 9AB

£220,000

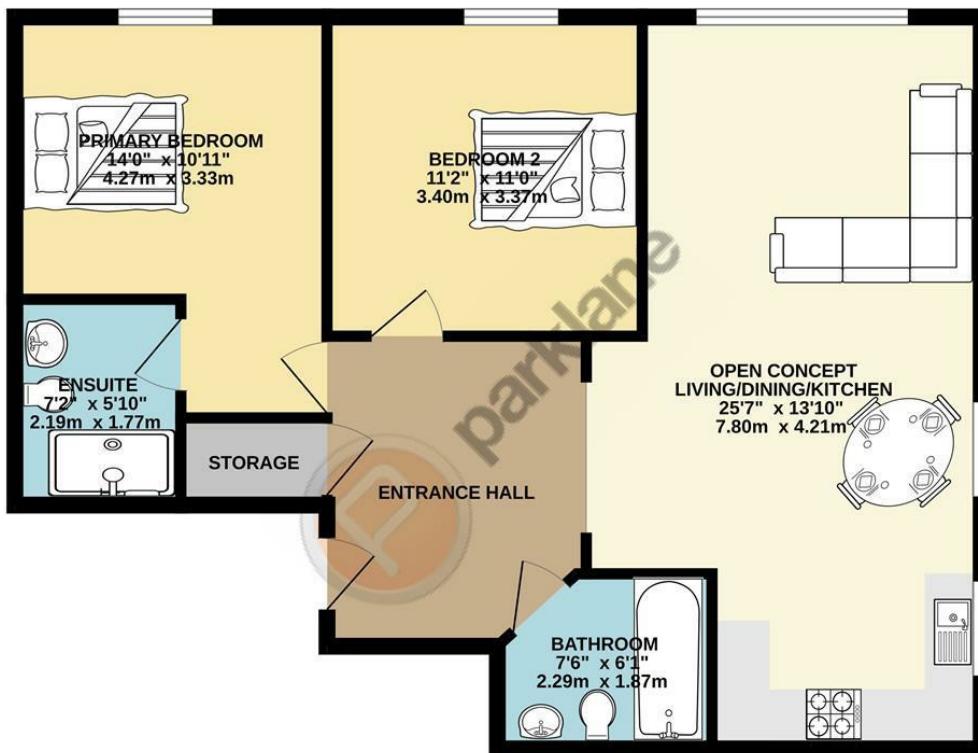
- FABULOUS TWO DOUBLE BEDROOM APARTMENT
- UNDECROFT PARKING SPACE INCLUDED
- FIFTH FLOOR
- TWO BATHROOMS
- TEN MINUTES' WALK TO TRAIN STATION
- DOORSTEP AMENITIES SUCH AS CAFES AND LOCAL GASTRO PUBS
- NEWLY DECORATED AND IN EXCELLENT CONDITION
- LIFT ACCESS TO ALL FLOORS



IMMACULATE, LIGHT AND AIRY, FIFTH (TOP) FLOOR, TWO BED, TWO BATH APARTMENT WITH UNDERGROUND PARKING SPACE INCLUDED NEWLY DECORATED THROUGHOUT, EXPANSIVE ENTRANCE HALLWAY WITH GOOD SIZED LIVING ACCOMODATION AND BEDROOMS.

Parklane are delighted to offer for a sale a turn key apartment situated in the Round Foundry and Marshall's Mill Estate. Perfect as first home or investment opportunity to rent out. Currently vacant, having been freshly redecorated throughout, the apartment is available for immediate possession. Fantastic picture window and dual aspect living space offering amazing views over Leeds. The apartment is part of the award-winning Round Foundry development. Winner of the Urbanism 'Great Neighbourhood' Award in 2015. A mixed use development site which has incorporated a modern creative edge within an area steeped in tradition visible through the cobbled streets and historic buildings which house media and tech companies. In close proximity to The Cross Keys and The Midnight Bell with the Northern Monk Refectory on your doorstep. The train station is a mere stroll to the south entrance and a ten minute walk sees you into the main shopping district of Leeds City Centre. NO ONWARD CHAIN. EPC Rating: TBC

Ground Floor
751 sq.ft. (69.8 sq.m.) approx.

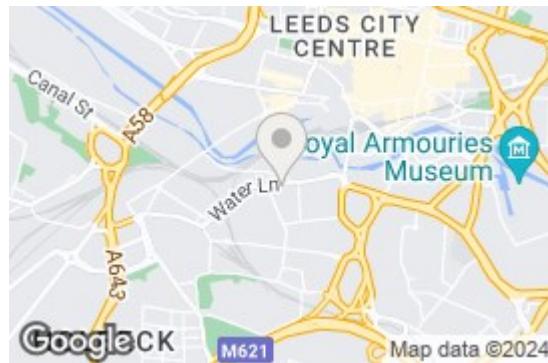


TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Leasehold and Charges

Leasehold: 181 years remaining
Service Charge: £2,500 PA approx
Ground Rent: £200 PA
Council Tax Band: D



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.