



Mackenzie House, Leeds, LS10 1PJ, £1,290 PCM

Welcome to Mackenzie House at Leeds Dock, where this stunning flat is waiting to become your new home! This property boasts a spacious 788 sq ft of living space, featuring two bedrooms and a Jack and Jill bathroom - perfect for professionals or a small family looking for a stylish abode.

Built in 2005, this flat offers modern amenities such as new eco heating and appliances, as well as ample storage space, ensuring both comfort and energy efficiency. The highlight of this property is the front-facing canal and museum views from every room, providing a picturesque backdrop to your daily life. Leeds Dock itself has plenty of amenities including restaurants, work spaces, bakeries, bars, a gym and yoga studio all found here: <https://www.leedsdock.com/>

For those who love outdoor activities, the Transpennine Trail is just a 3-minute walk away, offering endless opportunities for running and biking. Additionally, the central train station and bus station are conveniently located within a 12-minute walk, making commuting a breeze.

This building is due to have the cladding work start Spring/ Summer 2024 and is currently offered at a reduced rent of £1290 pcm, which includes the water bill (usual rent £1390 pcm). This reduction will be offered while scaffolding is in place affecting the flat.

Don't miss out on the chance to or rent this fantastic flat at Mackenzie House - a perfect blend of modern living, scenic views, and convenient location. Contact us today to arrange a viewing and make this property your new home. Deposit £1485. EPC Rating C. Council Tax Band D.

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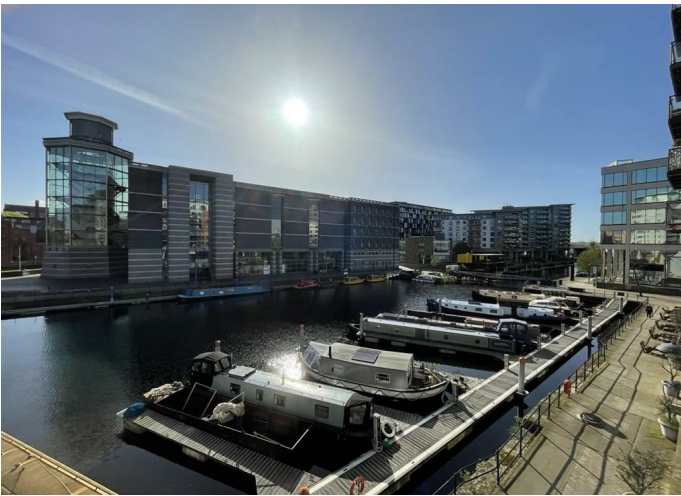
- Two bed one bath
- Parking available at an additional cost
- Water bill included in the rent
- Double access balcony
- Ample storage space
- New eco heating and new appliances

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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- 7 min walk to city centre and Victoria Quarter
- 12 min walk to central train station
- Council tax band D
- Front facing canal and museum views

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