



CORNERSTONE

# Twenty Twenty House, 251 Skinner Lane, Leeds, LS7 1BH



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# 251 Skinner Lane

## £95,000

### Introduction

No Chain One Bedroom Second Floor Apartment

Cornerstone are delighted to offer for sale this well presented one bedroom second floor apartment, situated within the highly popular and desirable Twenty Twenty development.

Offered with no onward chain, this property presents an excellent opportunity for buyers to step onto the property ladder either through a shared ownership scheme or by purchasing at 100% ownership at £95,000.00. The apartment can also be purchased at 50% and 75% ownership.

### Location & Lifestyle

The development is ideally positioned just off Regent Street, one of the main arterial routes into Leeds City Centre.

This prime location means you are within easy walking distance of a wide range of fantastic amenities, including:

Shops, supermarkets and everyday conveniences  
Cafés, bars and restaurants  
Gyms and leisure facilities

Leeds City Centre itself offers an exciting mix of:

High street and luxury shopping  
A thriving nightlife and food scene  
Major employers and business districts  
Excellent transport links

The apartment is also conveniently located close to St James's University Hospital, making it ideal for healthcare professionals and those wanting easy access to one of the city's largest employers.

### The Development

Twenty Twenty is a modern and well-regarded development, known for its community feel and contemporary design.

Residents benefit from access via both stairs and a lift, providing convenient access to all floors.

A standout feature is the access to three rooftop gardens, with the top floor roof terrace offering stunning, far-reaching views across the city skyline—perfect for relaxing or socialising during the warmer months.

## The Apartment

Located on the second floor, the apartment offers a smart and functional layout, comprising:

Entrance hallway with a large utility/storage cupboard  
Open-plan living and kitchen area, ideal for modern living  
Double bedroom with fitted wardrobes  
Contemporary bathroom suite

The property is well maintained and, as seen in the marketing photography, furniture may be available by separate negotiation, offering a potential turnkey solution for buyers.

## Parking

We understand that parking may be available to rent, located off Mabgate within a gated car park, subject to availability.

## Why Buy?

No chain  
Sought-after city fringe location  
Walking distance to key amenities and the city Centre  
Close to St James's University Hospital  
Access via lift and stairs  
Stunning communal roof terrace with panoramic city views  
Ideal for first-time buyers  
Option to purchase furniture

## Important Information

Tenure - Leasehold.

Lease Term - 99 years from 1 April 2008. 81 Years Remaining.

Service Charge including Buildings Insurance & Ground Rent - £228.45 per month.

Managing Agent - Guinness Partnership

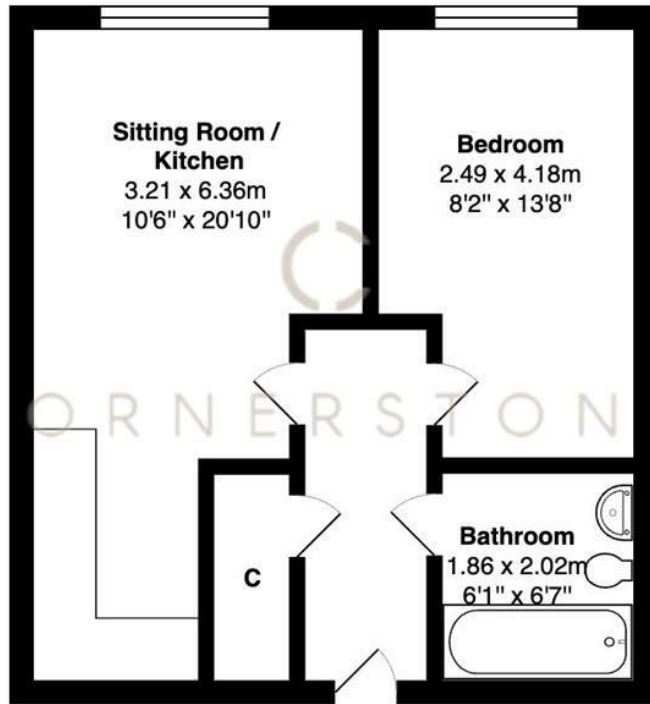
Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftor(s)) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check





Total Area: 37.2 m<sup>2</sup> ... 401 ft<sup>2</sup>

All measurements are approximate and for display purposes only

where we reasonably can.

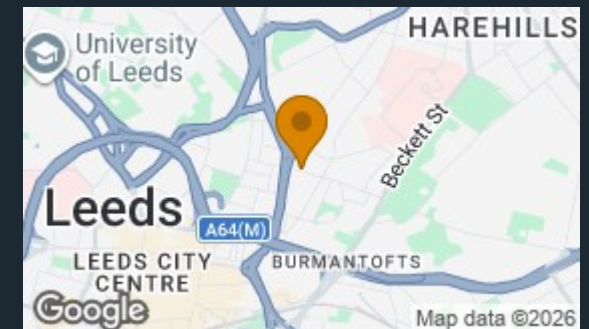
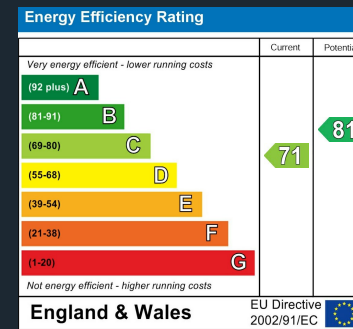
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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