



CORNERSTONE

# 204 Greenhouse, Beeston, Leeds,

## LS11 6AD



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# 204 Greenhouse

## £700 PCM

The Greenhouse opened its doors in October 2010 and was crowned one of Britain's most pioneering low carbon developments.

The apartment is located on the second floor of this stunning building and offers a large double bedroom, vast open plan kitchen diner/sitting room, bathroom with a walk in shower, a neutrally decorated hallway and a utility room.

The apartment boasts many good quality, clever fixtures and fittings. For instance the apartment door numbers are made from recycled yoghurt pots.

The apartment benefits from a number of communal area's including a state of the art gym. The tremendous feat this building offers is an 'A' Energy Performance rating and a Leeds City Council tax band 'A' rating.

### GROUND FLOOR COMMUNAL RECEPTION HALL

Entering The Greenhouse through its front glass electronically opening doors you are welcomed into a large reception area. The reception area showcases the story of The Greenhouse and many other unique features. The decor and finish is a combination of mass concrete, exposed brick and neutrally decorated plaster. A lovely wood effect floor exists, the ground floor communal reception hall leads to a lift accessing all the apartments, office levels and car parking below. The central courtyard is accessed via a large glass door this leads to the gym.

### COMMUNAL HALLWAYS

Arriving at the second floor and exiting the lift you are greeted by security doors which only allows access to fob holders and gives piece of mind for the residents beyond. Throughout The Greenhouse and its communal areas messages of its feats of engineering are reminded to you by large and commanding posters showcasing highly interesting facts about the development. A Commanding hallway with part exposed brick walls leads to the apartment.

### INTERNAL HALLWAY

Entering the apartment hallway you are welcomed into a commanding space featuring a wood effect floor. The walls are painted neutrally and showcase up and down lighters. All the apartment rooms are entered from the hallway.

### OPEN PLAN KITCHEN, DINING & SITTING ROOM

The open plan kitchen, dining & sitting room is a lovely space showcasing a large amount of internal space. The kitchen comprises a stunning gloss white lower and upper level kitchen cupboard units. The worktop is believed to be manufactured from solid hardwood bamboo. The kitchen utilities comprise an oven, four ring electric hob with extractor above and integrated fridge freezer. The kitchen boasts lovely spot lights creating a wonderful atmosphere. The open plan dining and sitting room area features neutral decor with a lovely wood effect floor and a large window allows ample light to pour thought.

#### MASTER BEDROOM

The master bedroom is a lovely and well portioned space featuring a large glass window which allows ample light to pour through. The decor is finished neutrally.

#### UTILITY ROOM

A neutrally decorated utility room which has plumbing for a washing machine and ample storage space..

#### BATHROOM

The bathroom is beautifully finished with small and intricate rectangular tiling in a stunning gloss black finish. A large mirror is present which gives the feeling of space to the bathroom. The bathroom suite comprises a floating wash basin, low level W.C. and walk in shower with rain dancer shower head. Underfoot grey tiling is present.

#### THE GROUNDS AND GYM

Greenhouse offers substantial grounds featuring a number of beautiful areas including a centrally positioned courtyard which showcases raised vegetable plots and metal grated openings relieve the car park below. The gym can be accessed from the courtyard offering an array of cardiovascular and muscle excising machinery. Overall a stunning development and an apartment not to be missed.

#### PARKING

Parking at Greenhouse is great as it offers secure gated parking (additional cost) and masses of on street parking making it very easy to park.

#### Additional Information

##### PLEASE NOTE

BOND £800.00

HOLDING DEPOSIT £160.00

NO SMOKING OR VAPING INSIDE THE PROPERTY.

The electricity and water are provided by mySycous.

Applying for this property - The process for an applicant(s) wanting to rent this property. An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified we will then require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will either be debited from your first month's rental payment or bond. If false information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained and lost.

Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

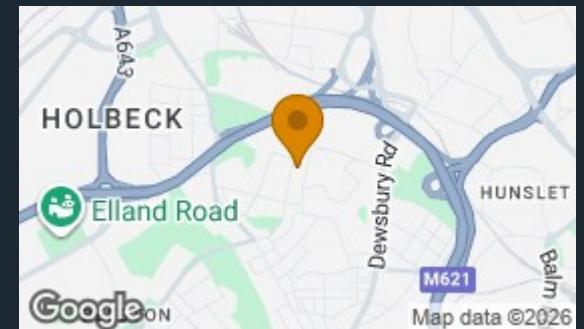
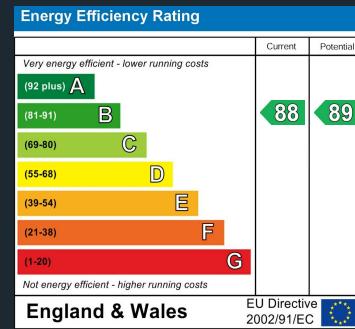
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.



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