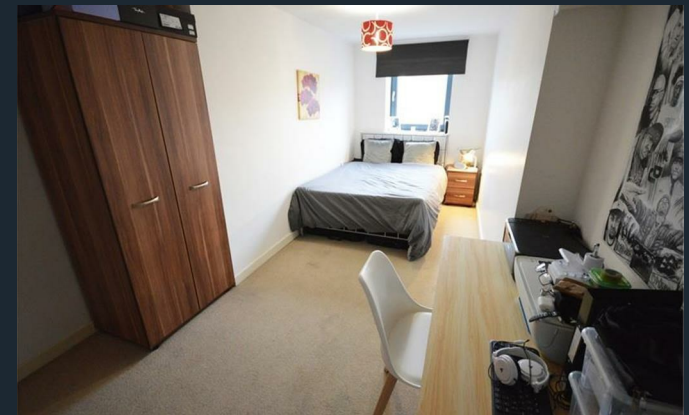


204 Greenhouse, Beeston, Leeds, LS11 6AD



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204 Greenhouse

£725 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 the 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 through.

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 relive 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: £825.00

Holding Deposit: £165.00

Smoking/Vaping: Smoking or vaping is not permitted inside the property.

Utilities: Electricity and water are supplied by mySycous.

The apartment benefits from free internet, which is of a good standard. The speeds are approximately 70 Mbps. The router is already installed in the flat, and tenants can connect their devices using the password provided on the modem.

Applying for This Property

To apply for this property, all prospective tenants must complete an application form.

Once we are satisfied that your application is likely to meet our referencing criteria, and the landlord is happy to proceed based on the agreed terms, we will request a holding deposit to secure the property and remove it from the market while formal referencing is completed.

The holding deposit is equivalent to one week's rent and will be deducted from either your first month's rent or your tenancy deposit (bond).

Please note that if false or misleading information is provided, resulting in your application being unsuccessful or failing our referencing checks, the holding deposit will be retained and will not be refunded.



Client Money Protection

We are members of the Client Money Protect (CMP) Scheme.

Membership Number: CMP004399
Redress Scheme

We are members of The Property Ombudsman.

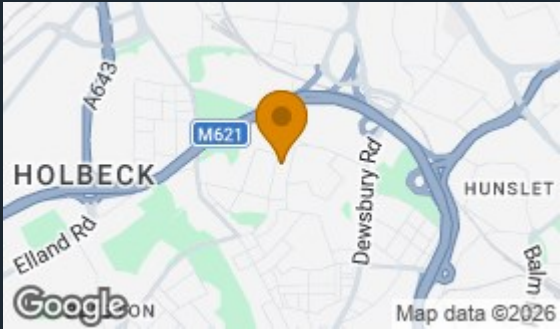
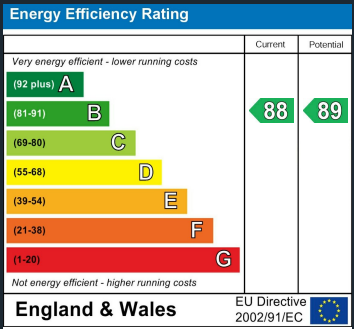
Agent Number: D11805

For further information, including our Schedule of Fees, please visit the Cornerstone Sales & Lettings website:

<https://www.cornerstoneleeds.co.uk/why-let-with-us>

Local Authority
Leeds City Council

Council Tax Band
A





Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk