



## APARTMENT 32 SKYLINE, ST. PETERS STREET LEEDS, LS9 8BN

£115,000  
LEASEHOLD

Modern studio apartment in central Leeds, moments from Victoria Gate and major transport links. Spacious layout and excellent city-centre location ensure strong, reliable rental returns.

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## APARTMENT 32 SKYLINE, ST.

- Spacious Studio Living • Central Leeds Location • Contemporary Design • Concierge On Site • Close Proximity to Shops & Bus Station • Balcony • Great Investment Property!
- Potential Approx 6% Yield • Currently achieving £775PCM



Stylish Studio Apartment with Balcony in the Heart of Leeds – Ideal Investment Opportunity

Nestled in the heart of Leeds, this beautifully designed studio apartment in the sought-after Skyline development offers an exceptional opportunity for both investors and city professionals alike. With high-quality finishes, a spacious open-plan layout, and a private balcony boasting stunning city views, this property blends modern living with ultimate convenience.

Located between the West Yorkshire Playhouse and BBC Leeds, this stylish residence places you right at the centre of the action. Whether you're commuting to work or exploring the vibrant surroundings, everything you need is just moments away. Across the road, you'll find the acclaimed John Lewis & Victoria Gate shopping centre, home to an impressive selection of shops, restaurants, and leisure options.

As you enter the apartment, you're greeted by a bright and airy living space, thoughtfully designed to maximise both functionality and comfort. The large windows invite natural light, creating a welcoming and uplifting atmosphere. The sleek kitchen area is equipped with integrated appliances, perfect for modern urban living, while the generous balcony provides an ideal space to unwind and soak in the dynamic cityscape.

This apartment offers not just a superb lifestyle but also outstanding investment potential. With a projected rental yield of up to 8%, it's an excellent addition to any property portfolio. Its location, specification, and rental demand make it a rare find in today's market.

Whether you're looking to expand your investment portfolio or find a contemporary base in the city, this studio ticks all the boxes.

### REASONS TO BUY

Private Balcony with Stunning City Views

Prime City Centre Location

Spacious Open-Plan Layout

High-Quality Finishes Throughout

Integrated Appliances

Sought-After Skyline Development

Walking Distance to Victoria Gate & Leeds Playhouse

Excellent Investment Potential – Approx 6% Yield

LOCAL AUTHORITY

Leeds City Council

## TENURE

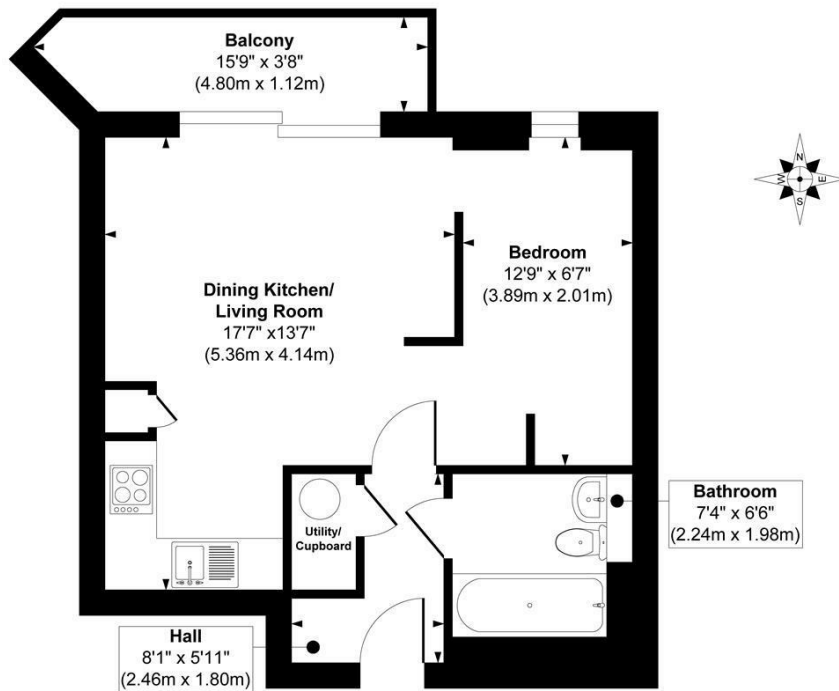
We are advised that the property is leasehold

## VIEWING ARRANGEMENTS

Strictly through the selling agent – Monroe Estate Agents.

## APARTMENT 32 SKYLINE, ST.





Floor Plan

Approx. Gross Internal Floor Area 398 sq. ft / 36.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	85	88
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leeds City Centre  
 Leeds City Centre  
 Whitehall Road Leeds  
 LS12 1FJ

0113 350 0866  
 citycentre@monroeestateagents.com

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