



41 REGENTS QUAY, BOWMAN LANE
LEEDS, LS10 1HF

£599,950
LEASEHOLD

EXTREMELY RARE OPPORTUNITY

MONROE

SELLERS OF THE FINEST HOMES

41 REGENTS QUAY, BOWMAN

- Luxurious Penthouse Apartment • Two Bedrooms & Two Bathrooms • Lutron Lighting & Sonos Sound Distribution Throughout • Underground Secure Parking • Exquisite Interiors by Ben Huckerby Design • Roof Terrace with Panoramic Views • On Site Gym with Sauna & Concierge • Central Leeds

Location



EXCEPTIONAL VALUE - ACT FAST TO SECURE THIS PRIME PIECE OF REAL ESTATE

Discover the pinnacle of city living in this breath-taking two-bedroom penthouse, expertly designed by the renowned Ben Huckerby Design. Every detail has been carefully curated to offer the ultimate in style and comfort, featuring underfloor heating, high-end fixtures, integrated sound system, Lutron lighting, and electric blinds.

Step inside to an impressive open-plan living space, where the sleek kitchen seamlessly flows into the lounge area - perfect for both entertaining and unwinding. Floor-to-ceiling windows open onto a spectacular south-facing terrace, offering uninterrupted 180-degree views of the Leeds skyline and river.

The principal bedroom is a true retreat, complete with a dressing area and a luxurious ensuite shower room. A second spacious double bedroom, and an elegant main shower room with W.C. complete this exquisite home. To make your move effortless, all accessories and dressings are included.

Located in the prestigious Regent's Quay development, this residence offers more than just a home - it's a lifestyle. Enjoy access to beautifully maintained communal grounds, a residents-only gym with sauna, an on-site concierge, and secure fob-entry gates. Lift

access takes you to your fifth-floor sanctuary, with the added convenience of private underground parking.

If you're seeking luxury, exclusivity, and breath-taking views in the heart of Leeds, this penthouse is the perfect place to call home.

REASONS TO BUY

- Immaculate Interior Design
- Large Balcony with Superb Views
- Walk in Wardrobe
- High Spec Finish Throughout
- Parking Included
- On Site Gym Available to Residents

ENVIRONS

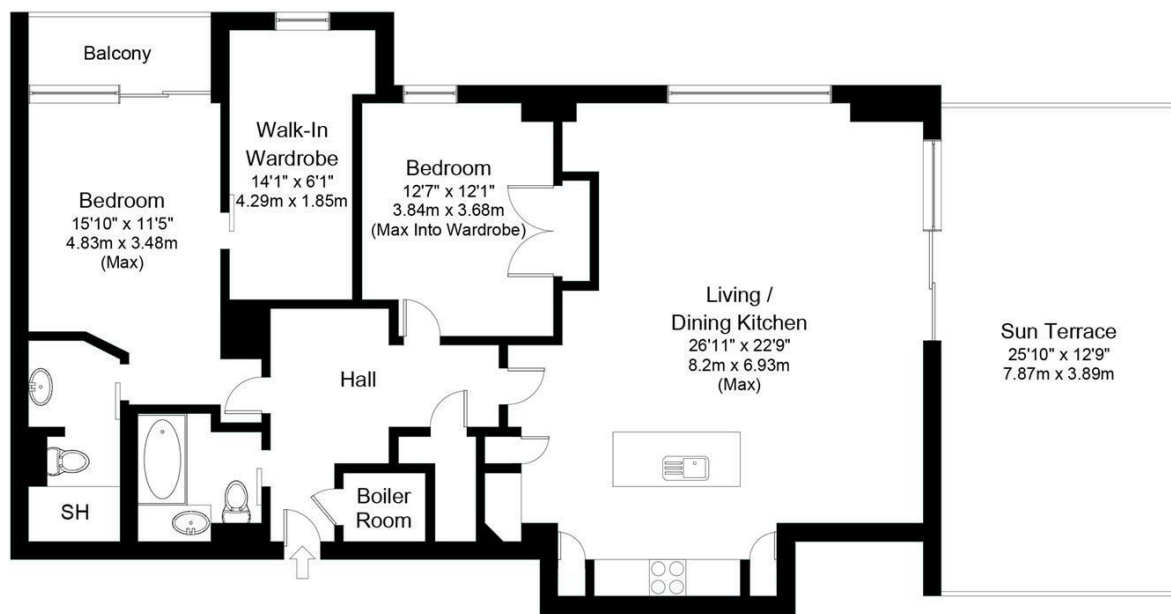
Regents Quay is conveniently located in the centre of Leeds. Brewery Wharf offers a vibrant mix of offices, bars, restaurants, and hotels along with amenities. Regents Quay is also easily accessible via frequent public transport links in and out of Leeds City Centre.

VIEWING ARRANGEMENTS

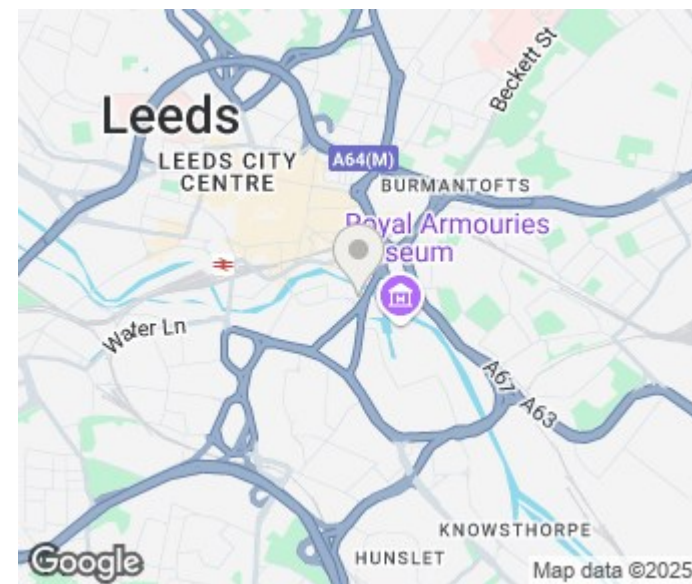
Strictly through the selling agent - Monroe Estate Agents

41 REGENTS QUAY, BOWMAN





Gross internal floor area (approx.): 114.8 sq m (1,236 sq ft)
 Gross floor area of balcony & sun terrace (approx.): 39.2 sq m (422 sq ft)
 Gross combined floor area (approx.): 154.0 sq m (1,658 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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	

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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