MONROE

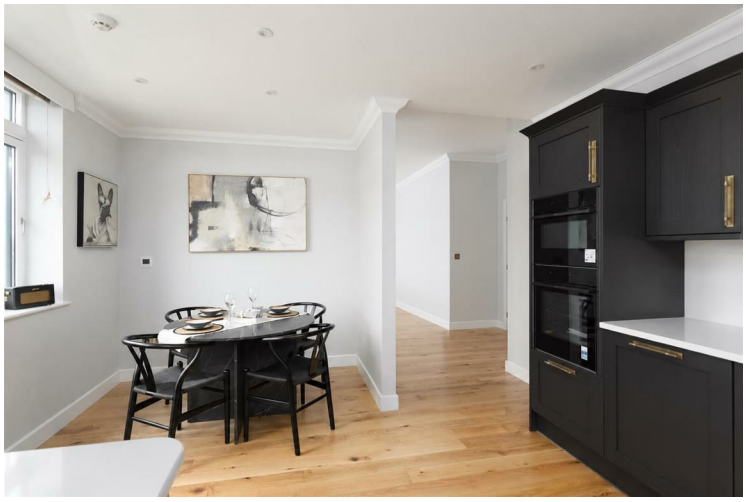
SELLERS OF THE FINEST HOMES

154 MAGELLAN HOUSE ARMOURIES WAY LEEDS

£495,000

LEASEHOLD

A stunning top-floor penthouse apartment in the heart of Leeds Dock, offering 1000sq ft of beautifully presented living space. Recently fully repainted and featuring a brand-new kitchen, this exceptional home boasts two double bedrooms with en-suites, a guest WC, a large wrap-around terrace with water and city views, secure under croft parking, EWS1 certification, water rates included, and is sold with vacant possession.



• Top-floor penthouse in Leeds Dock • Approx. 1,000 sq ft of accommodation • Wrap-around private terrace with dock & city views • Principal bedroom with en-suite & terrace access • No onward chain & vacant possession • Newly installed bespoke contemporary kitchen

Occupying an enviable top-floor position in the heart of Leeds Dock, this beautifully presented two-bedroom penthouse apartment offers a rare combination of space, privacy and exceptional outdoor living.

Extending to approximately 1,000 sq ft internally, the apartment has recently been redecorated throughout and further enhanced by the installation of a sophisticated, bespoke kitchen. The result is a refined, contemporary home that is ready for immediate occupation.

At the centre of the apartment is an impressive open-plan living, dining and kitchen space. High ceilings, dual-aspect glazing and an abundance of natural light create an exceptional sense of volume, while multiple glazed doors connect the interior seamlessly with the substantial wrap-around terrace.

The terrace is one of the defining features of the property, providing extensive private outdoor space for al fresco dining, entertaining and relaxation, with far-reaching views across Leeds Dock, the waterfront and Leeds city skyline.

The newly fitted kitchen has been thoughtfully designed with clean contemporary lines, high-quality cabinetry, integrated appliances, generous preparation space and a Quooker boiling-water tap. Its open arrangement allows the kitchen to remain connected to both the dining and living areas, making the space particularly well suited to entertaining.

There are two generous double bedrooms. The principal suite is especially impressive, with fitted wardrobes, excellent storage, an en-suite bathroom and direct access onto the private terrace. The second bedroom provides substantial accommodation for guests, a home office or additional living space, with a further bathroom completing the accommodation.

Underfloor heating runs throughout the apartment's open-plan living space, while an allocated secure undercroft parking space provides a valuable additional convenience for city-centre living.

With its penthouse position, expansive private terrace and waterfront setting, this is an outstanding opportunity to acquire a distinctive home within one of Leeds city centre's most established waterside residential developments. The property is EWS1 compliant and is offered with vacant possession and no onward chain.

WHY LEEDS DOCK?

Leeds Dock has established itself as one of the city's most distinctive residential destinations, combining the character and tranquillity of waterfront living with exceptional access to central Leeds.

The Dock itself offers an attractive mix of cafés, restaurants, fitness facilities, everyday amenities and waterside spaces, creating a genuine neighbourhood atmosphere. Scenic walkways surround the water, while the Leeds Water Taxi provides a memorable connection between the Dock and the wider city.

Professionally managed communal areas and an on-site caretaker further contribute to the well-maintained feel of the development.

For buyers seeking generous accommodation, substantial private outside space, secure parking and a waterfront setting without sacrificing the convenience of central Leeds, this penthouse represents a particularly compelling opportunity.

REASONS TO BUY

- Prime top-floor penthouse position
- Exceptional wrap-around terrace with multiple aspects
- Far-reaching waterfront and city views
- Approximately 1,000 sq ft of internal accommodation
- Secure allocated undercroft parking space
- Newly installed bespoke kitchen
- Recently redecorated and newly carpeted
- Underfloor heating
- Well-maintained residential development
- Recently improved external presentation
- Existing provision for an overhead projector in the living area
- EWS1 compliant
- Offered with vacant possession and no onward chain

• Two generous double bedrooms • Expansive open-plan living & entertaining space • Secure allocated undercroft parking • EWS1 compliant

ENVIRONS

Leeds Dock occupies a highly convenient position on the edge of Leeds City Centre, providing straightforward access to the city's extensive range of restaurants, shopping, cultural attractions and professional districts.

Leeds railway station is easily accessible, while nearby road connections provide convenient access to the wider motorway network, making the apartment equally practical as a primary residence, weekday city base or lock-up-and-leave home.

The combination of city-centre living, waterfront surroundings, excellent transport links and private outdoor space makes Leeds Dock an increasingly desirable location for owner-occupiers, professionals and buyers seeking a distinctive city apartment.

TENURE

We are advised the property is leasehold and vacant possession will be granted upon completion.

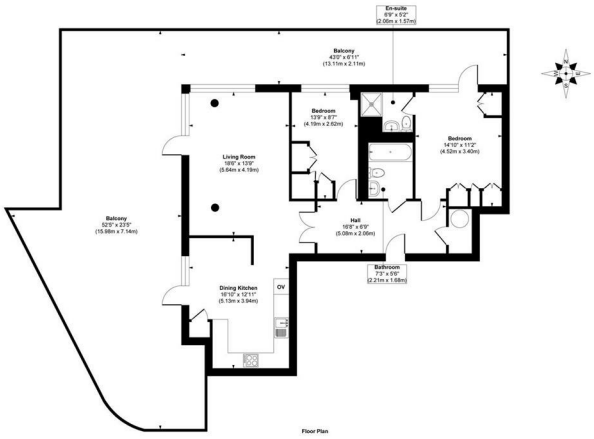
LOCAL AUTHORITY - Leeds City Council

The scale of the accommodation, penthouse position and extent of the private terrace are best appreciated in person.

For further information or to arrange a private viewing, please contact Monroe Estate Agents today - 0113 350 0866

Lease Length
126 years remaining
Service Charge
£4759.84pa
Ground Rent
£200pa

* Correct at time of listing



Approx. Gross Internal Floor Area 998 sq. ft / 92.71 sq. m

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

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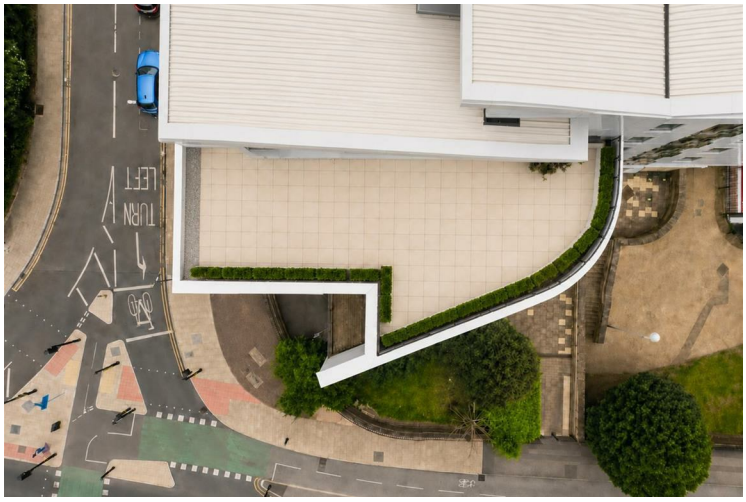

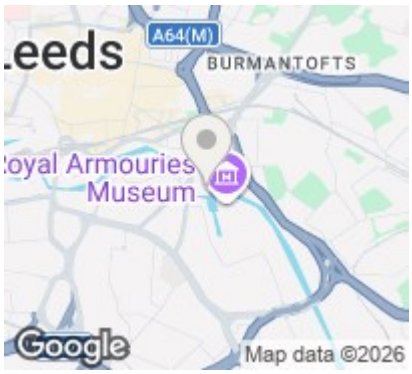

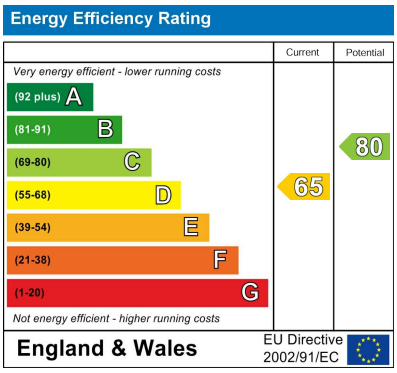

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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