

# MONROE

SELLERS OF THE FINEST HOMES



## Apartment 15, Dunstarn Court Dunstarn Drive

£375,000  
LEASEHOLD

Experience luxury living at its finest with this stunning, chain-free three double bedroom, two bathroom penthouse apartment in the heart of Adel. Accessed via a private lift, this exclusive residence offers an impressive open-plan living space, perfect for both relaxing and entertaining.

The bespoke designer kitchen is bathed in natural light, seamlessly blending style and functionality. Set within a secure gated development, the property also benefits from two allocated parking spaces and beautifully maintained communal gardens.

With its premium finish, spacious layout, and prime location, this penthouse is ideal for discerning buyers seeking elegance, convenience, and a truly exclusive lifestyle — all offered chain free.





- 900 Years on Lease • Modern kitchen fitted in 2020 • Bespoke integrated kitchen appliances included • Three Generously Proportioned Bedrooms

## 15 Dunstarn Court

A Rare Opportunity in Adel – Stylish Penthouse Living with Investment Appeal

Monroe is proud to present this unique and beautifully appointed three-bedroom penthouse apartment, tucked away in a quiet, private development in the heart of Adel. With nothing else like it currently available in the area, this exceptional home offers a rare blend of style, space, and seclusion – perfect for downsizers seeking low-maintenance living, first-time buyers ready to move straight in, or investors looking for a luxury, high-yield, hands-off rental opportunity.

Ideal as a lock-up-and-go base, this top-floor apartment is accessed directly via your own private lift, offering ultimate privacy and ease of living. Step into a light-filled entrance hall leading into an expansive, open-plan living, kitchen and dining area. With seven Velux windows, the space is bathed in natural light, creating a calm and contemporary atmosphere year-round.

The bespoke kitchen, installed in 2020, features high-quality integrated appliances, sleek modern cabinetry, and plenty of storage – all designed for effortless everyday living or

entertaining. A modern electric fireplace adds a warm focal point to the generous living area, with space for an eight-seater dining table.

The apartment boasts three double bedrooms, each with excellent storage. The primary bedroom includes a luxurious en suite with a walk-in shower and full-sized bath, while the main bathroom is equally stylish and well-equipped with both shower and bath options – ideal for guests or family.

Externally, the property sits within gated grounds and comes with two allocated parking spaces. Surrounded by well-maintained communal gardens and set in a peaceful, secure setting, this apartment offers a rare combination of low-maintenance luxury and convenience.

With excellent rental appeal, strong yield potential, and a location that remains highly desirable, this home is a standout opportunity for anyone seeking style, space, and simplicity in one of Adel's most sought-after addresses.

### REASONS TO BUY

- Penthouse apartment with private lift access



- Sleek, contemporary electric fireplace feature
- Sociable layout for entertaining guests
- Quiet surroundings with nice neighbours

- Three double bedrooms
- Gated development
- Open-plan
- Bespoke kitchen with integrated appliances
- Electric feature fireplace
- Two allocated gated parking spaces
- Beautiful Communal gardens
- Fantastic location in the heart of Adel

#### ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and Moorlands schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

#### SERVICES

We are advised that the property has mains gas, water and electricity.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is leasehold, and that vacant possession will be granted upon legal completion. We have been advised there are 900 years remaining on the lease. The ground rent is £300 and service charge is £2,000.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.



- Ideal for relaxed, modern living • Top floor offers added privacy • Comfortable, well-lit living environment



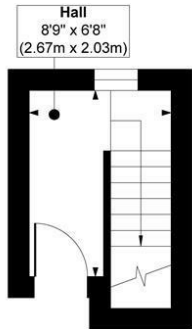




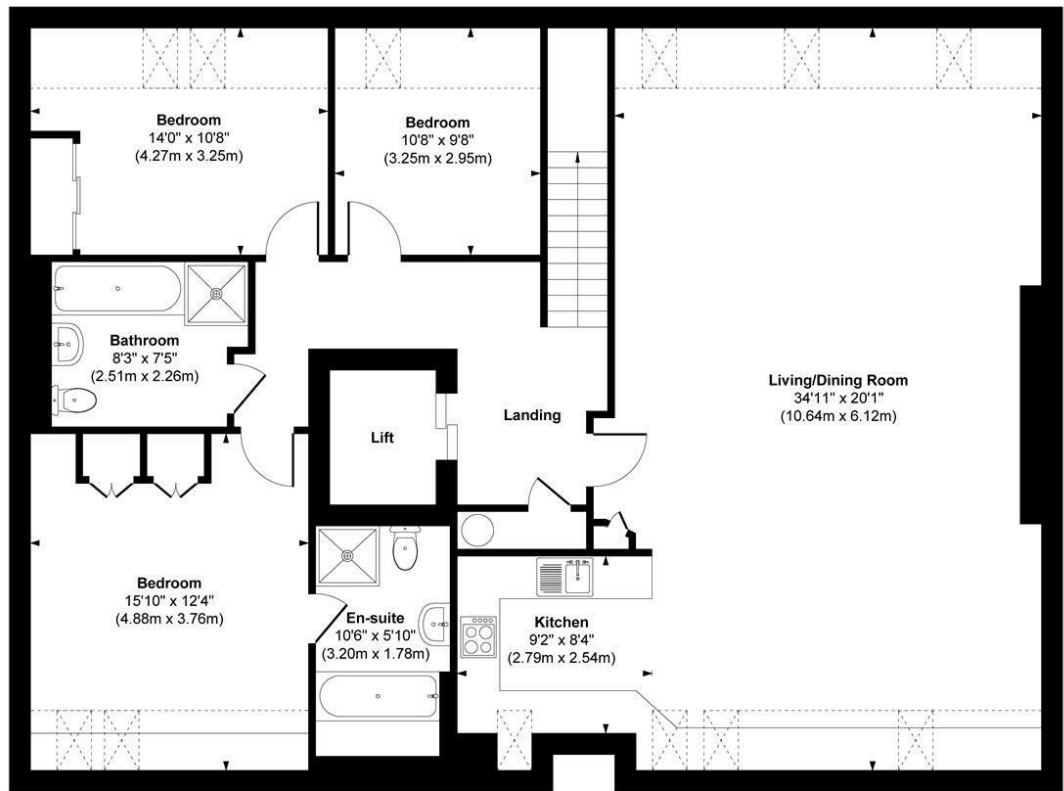
## Additional Information

**Local Authority** - Leeds City Council  
**Council Tax** - Band E  
**Viewings** - By Appointment Only

**Floor Area** - 1765.30 sq ft  
**Tenure** - Leasehold



Lower Floor  
Approximate Floor Area  
62 sq. ft  
(5.75 sq. m)



Upper Floor  
Approximate Floor Area  
1652 sq. ft  
(153.47 sq. m)

**Approx. Gross Internal Floor Area 1714 sq. ft / 159.22 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
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

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