



ROCKLEY LOFTS, 8  
NEW STATION  
STREET, LEEDS, LS1  
5AD  
£135,000  
1 Bedroom Flat  
EPC Rating: D



Covering over 404sqft and forming part of the Rockley Lofts development, the property offers light, bright and unique accommodation, split over two floors.

The kitchen is recessed and includes a range of stainless steel built-in appliances - including a full size fridge-freezer, dishwasher and microwave.

Upon entering the property, there is a well fitted bathroom and handy recess, ideal for storage - interestingly a flight of space-saver stairs leads to the mezzanine bedroom, which overlooks the living space.

The Vendor informs us that the following charges apply:-

Ground Rent - £290.00 pa / Service Charge - £1,521.24 pa / Lease - 999 years from 2003

CURRENTLY RENTED until August @ £675pcm.

PLEASE NOTE:- This property is on the 3<sup>rd</sup> floor and there is no lift.

### **THE DEVELOPMENT:-**

Rockley Lofts is one of Leeds best kept secrets. Being a combination of 14 residential apartments, all with character, high specification interiors and large window openings. Located on New Station Street, you are moments away from Leeds train station and the bars, shops and restaurants, this area has to offer.

### **KITCHEN:-**

The recessed and slightly raised kitchen, which forms part of the open plan living space, is grey in colour, with complementary white granite effect work tops. Integrated high-end appliances include, an electric oven, induction hob, with extractor hood over, slim-line dishwasher, microwave and washing machine - as well as a full size fridge-freezer. Interestingly, an oversized picture window, complete with French style doors, floods the space with light and offers views over New Station Street below.

### **LOUNGE:-**

The open plan living area, is flooded with light from several waist height, turret style windows, as well as two large Velux roof lights. The ceiling is vaulted, reaching to 15 feet at its peak, with exposed beams - adding to the character and feeling of space.

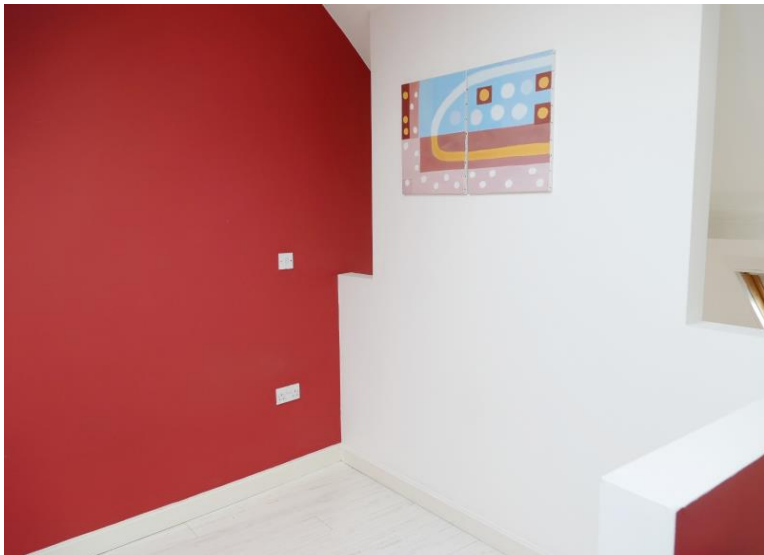
One of the special features of this property, is the view from the mezzanine level - with looks directly over the living space below.

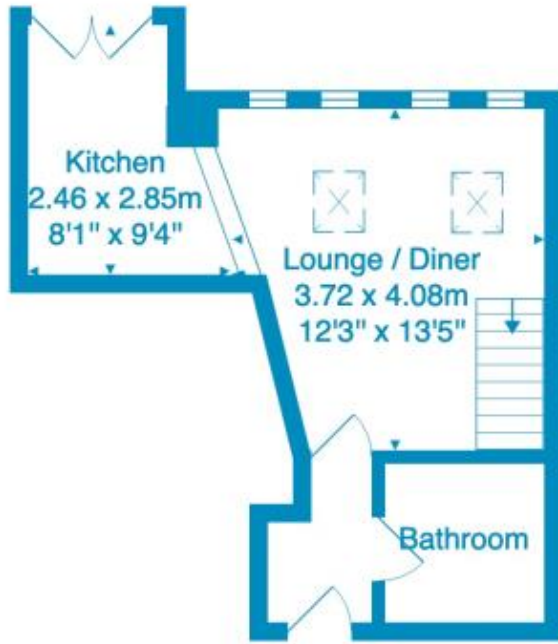
### **BED DECK:-**

The bed deck, which is accessed via a space saver stair case in the lounge, is again quirky and characterful - with a vaulted ceiling and exposed beams. The room will allow for a double bed and side table - with the low level built-in wardrobes allowing for clothes hanging and additional storage.

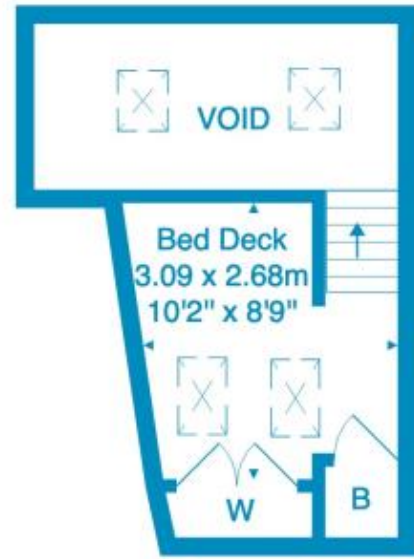
### **BATHROOM**

The house bathroom is modern and bright, with a 3 piece white suite, including a Vileroy and Boch toilet and sink, chrome bathroom furniture, thermostatically controlled shower over bath, large wall mounted mirror and chrome heated towel rail.





Ground Floor



First Floor

**Total Area: 38.0 m<sup>2</sup> ... 409 ft<sup>2</sup> (excluding void)**

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>	62	64	
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**AGENTS NOTES:**

**Referral fees:**

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.