



MARSHALL STREET,  
THE ROUND  
FOUNDRY, LS11 9AB  
£195,000  
2 Bedroom Flat  
EPC Rating: C



Forming part of the Round Foundry development, is this beautifully presented and upgraded, 2 bedroom apartment.

Covering over 650 sqft and available furnished through separate negotiation, the open plan living area occupies a dual aspect position and offers a recessed kitchen, dining area and lounge - complete with feature bay window.

The kitchen is beech in colour, with complementary matt black worktops and benefits from recently installed appliances.

Off the spacious entrance hall, which features oak doors, are 2 double bedrooms, a stunning shower room and large storage/cylinder cupboard.

Allocated parking space included.

CURRENTLY RENTED until the 1<sup>st</sup> August at £825pcm (without parking), with a potential rent of £950pcm.

The Vendor informs us that the following charges apply:-  
Ground Rent - £200.00 pa / Service Charge - £2,329.00 pa.  
Leaseterm - 199 years from the 29th September 2001.

EWS1 rating A1 - so fully compliant with the latest fire safety standards.

#### **THE DEVELOPMENT:-**

The Round Foundry is one of Leeds best kept secrets. Being a combination of residential apartments, trendy offices, unique restaurants, a Gastro pub and cafes to grab your morning coffee, all set around a selection of attractive courtyards - all bursting with character and original features. This sought after development is conveniently located to a gym, the Northern Monk Brewery, Granary Wharf and Leeds Railway Station.

#### **LOUNGE / DINER:-**

The beautifully decorated living space is a great size and easily allows for lounging, dining for 4 and a study desk if so desired. Floor to ceiling window form a stunning bay window, which floods the space with light and offers views over the developments central courtyard.

#### **KITCHEN:-**

The L-shaped recessed kitchen is beech inspired - finished off with complementary matt granite effect worktops and funky pendant lighting. Appliances include, a stainless steel electric oven, halogen hob, washer/dryer and fridge-freezer.

#### **BEDROOM 1:-**

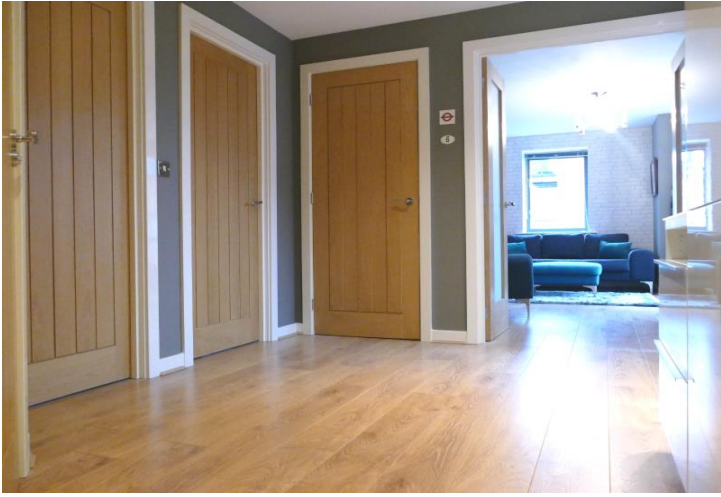
The main bedroom is a good size and benefits for a large feature window offering views towards the ever-changing city skyline of Leeds. The room allows for a double bed, side tables and wardrobes.

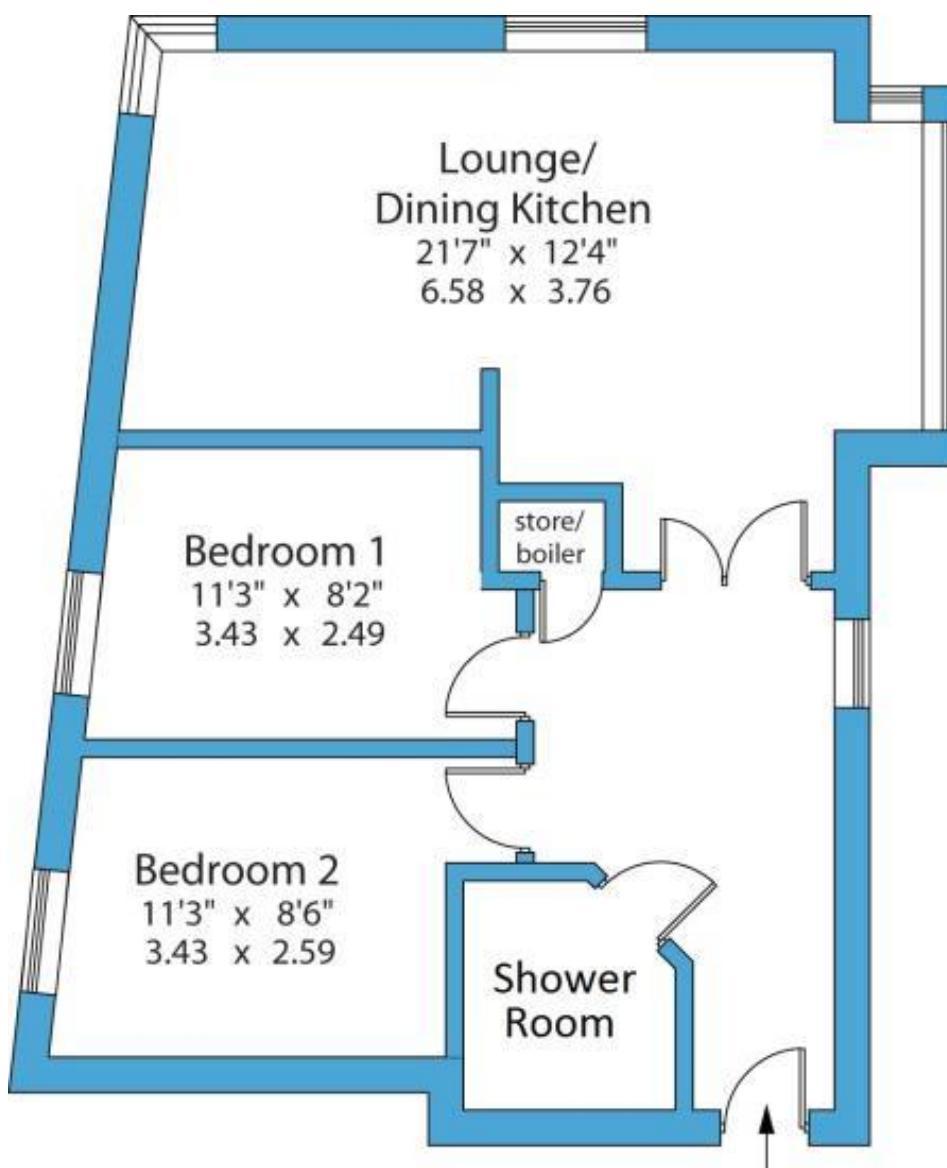
#### **BEDROOM 2:-**

The second bedroom is slightly smaller, but will still allow for a double bed, side tables and wardrobes - marking it ideal for owner-occupiers and sharers alike. A large picture window again offers views towards the city centre.

#### **SHOWER ROOM:-**

The stunning shower room is mostly tiled in on-trend grey. Boasting a 3 piece white suite, including a floating toilet, rectangular sink with storage drawer below, chrome fixtures and fittings, double walk-in shower, large wall mounted heated mirror and chrome heated towel rail.





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		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>	76	81	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(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 &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &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:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.