



MARSHALL STREET,
THE ROUND
FOUNDRY, LEEDS,
LS11 9AB
£175,000
2 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

This is a well-proportioned, 2 bedroom, contemporary style apartment.

Forming part of the Round Foundry development, the property offers well planned accommodation, covering over 650 sqft.

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 finished in matt grey, with complementary black and encompasses a range of built-in stainless steel appliances.

Off the spacious entrance hall are 2 double bedrooms, the house bathroom and a large storage/cylinder cupboard.

Allocated covered parking space, with lighting included.

The Vendor informs us that the following charges apply:-
Ground Rent - £200.00 pa / Service Charge - £2,175.00 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 cute court yards - all bursting with character and original features. This sought after development, which is conveniently located to a gym and Northern Monk and a short walk to Leeds train station and the additional amenities the area has to offer.

LOUNGE / DINER:-

The open plan living space is a great size and easily allows for lounging, dining for 6 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 development s central courtyard.

KITCHEN:-

The L-shaped recessed kitchen, is finished off in dove grey, with complementary matt granite effect worktops. Stainless steel built-in appliances include, an electric oven and hob with chimney hood over, as well as a built-in washing machine and free standing 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.

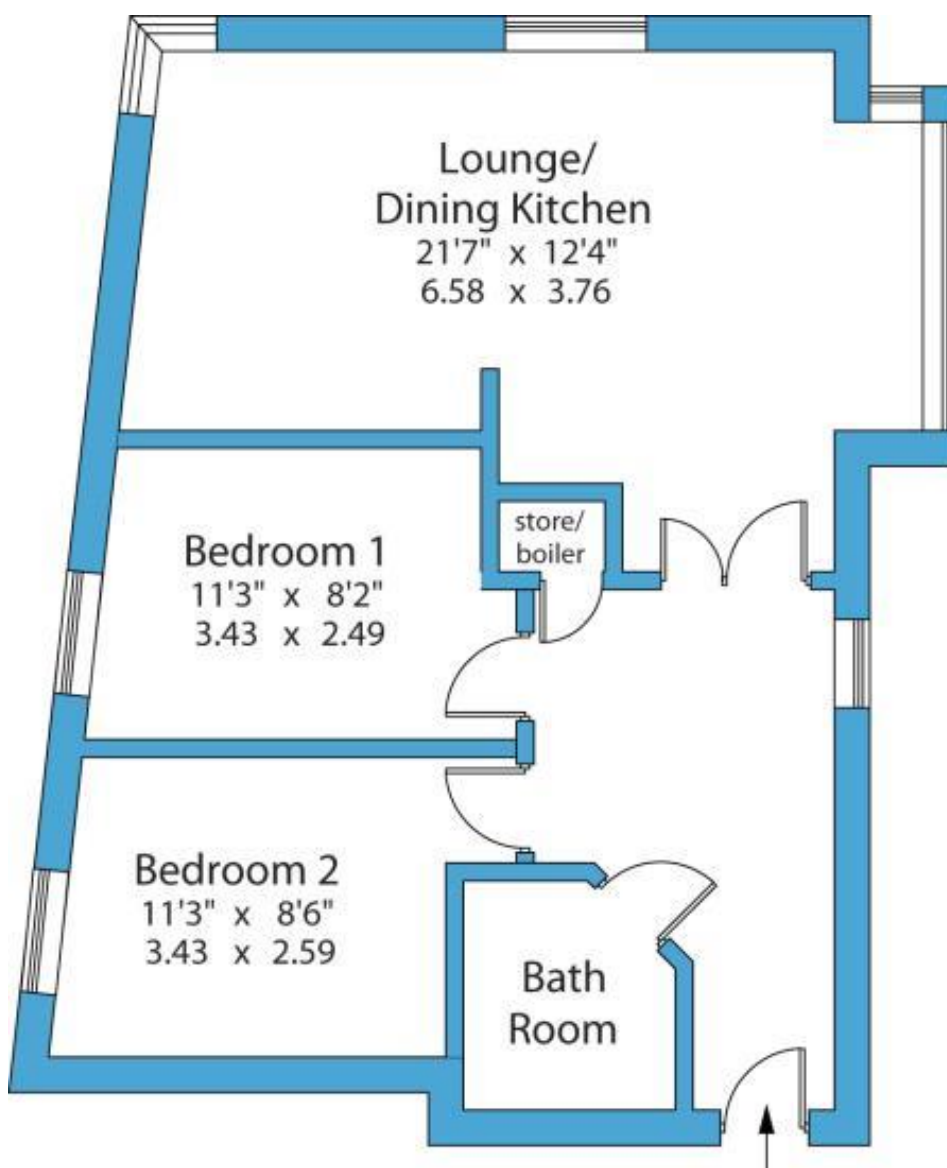
BEDROOM 2:-

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.

BATHROOM:-

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





For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	48	62	60
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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