



ENGINE HOUSE,
NEPTUNE STREET,
LEEDS, WEST
YORKSHIRE, LS9 8AN
£280,000
2 Bedroom Flat
EPC Rating: D



Located on the 2nd floor of the sought after development of Fearn Island Mills, is this spectacular 2 bedroom, 2 bathroom apartment.

Beautifully presented throughout and covering over 727 sqft, the extremely characterful open plan living area, offers a large kitchen - with all mod cons, including an electric oven, hob, extractor hood and dishwasher.

Off the entrance hall is a contemporary bathroom and the second bedroom - interestingly stairs lead up to the main bedroom suite.

One allocated gated parking space is included.

The Vendor advises of the following charges:-

Ground Rent - £150pa (doubles every 25 years, next review 2029) / Service Charge - £1,644pa / Lease Term - 125 years from 2004. / Council Tax - Band D = £1,860.22pa

Available from January 2023.

THE DEVELOPMENT:-

Fearn Island Mills is a small gated development, set around a cute central courtyard - consisting of 2 grade II listed former mills and a striking 6 storey new build, finished off in cedar wood and white cladding. It occupies a fabulous south facing waterside position, where all residents have access to the locked bike store and most apartments have character and views towards the River Aire.

LIVING SPACE:-

The spacious dual aspect living area, complete with its newly laid walnut flooring, is simply stunning - with extensive open brickwork, oversized feature windows, 6.4 meter high vaulted ceilings and property wide structural supports. There are an array of industrial elements, including feature pendant lighting and exposed venting. South facing city and river views are afforded from a large oversized picture window, as well as two others that face east and offer views over the developments central courtyard below.

KITCHEN:-

Forming part of the open plan living space, is a contemporary white kitchen - which extends into an island. Smeg built-in appliances include, an electric oven and halogen hob, with extractor over, fridge, freezer, washer dryer and dishwasher - all finished off with stainless steel work tops.

BEDROOM 1:-

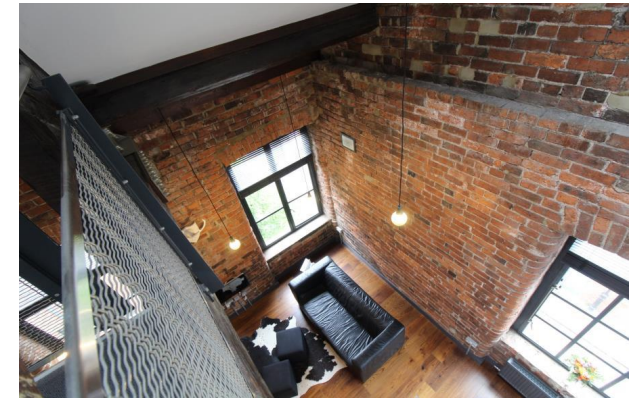
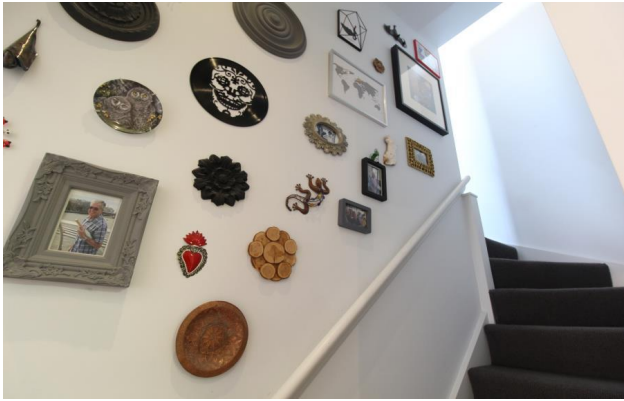
Located above the living space and newly carpeted by John Lewis, the bed deck offers further character including, extensive open beams and Velux roof windows. Lofty views are afforded out of the oversized warehouse windows, with the space allowing for a super king-size bed, side tables, drawers and a wardrobe. There is also the added benefit of a contemporary shower room, complete with newly installed overhead and handheld mixer shower and Porcelanosa tiled floor

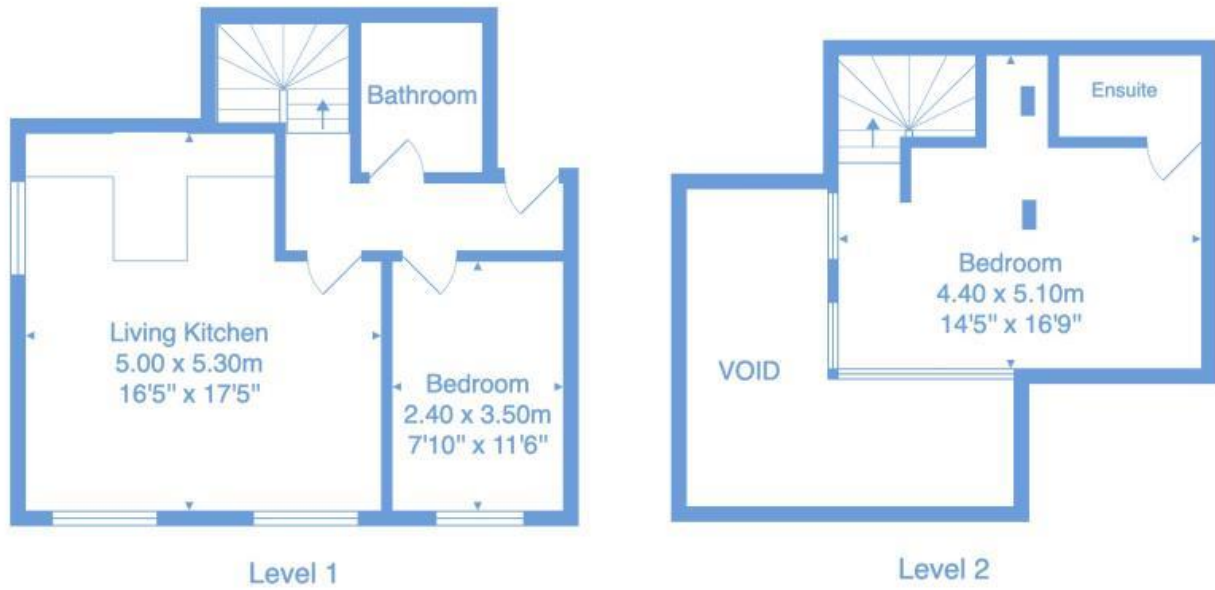
BEDROOM 2:-

The second bedroom, complete with newly laid carpet from John Lewis, is accessed from the entrance hall. Boasting open brickwork, vaulted ceilings and a huge industrial warehouse window - the room will allow for a double bed, side tables and wardrobes.

BATHROOM:-

The bathroom is sleek and contemporary - with a 3 piece white suite, including floating toilet, rectangular sink, chrome bathroom furniture, large wall mirror with feature lighting and chrome heated towel rail. The room also benefits from a newly laid floor, with tiles from Porcelanosa.





Total Area: 67.5 m² ... 727 ft² (excluding void)

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

AGENTS NOTES:

Referral fees:

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