



SANTORINI, GOTTS  
ROAD, LEEDS, WEST  
YORKSHIRE, LS12  
1DP  
£175,000  
2 Bedroom Flat  
EPC Rating: B

LINLEY &  
SIMPSON

Forming part of the popular City Island development, is this spacious 2 bedroom, 12th floor apartment - which offers well planned accommodation covering more than 775sqft.

The open plan living area benefits from not only, patio doors which open onto a balcony - but also 2 large picture windows, which flood the room with light.

The virtually separate kitchen is cherry wood in colour and comes complete with integrated stainless steel appliances and black granite effect work tops.

Off the spacious hallway are 2 great double bedrooms, the master having a south facing balcony, the house bathroom and storage/cylinder cupboard.

Ground Rent - £200pa, until 1/1/2053 and then increases to £400pa / Service Charge for 2022 - £2398.08 / Lease Term 999 years from 2005 / Council Tax Band - D = £1,860.22

EWS1 compliant.

## **THE DEVELOPMENT**

City Island is a quality residential development built between the River Aire and Leeds Liverpool canal.

This property is well positioned for easy access into and out of the city centre, as well as the bars and restaurants the West End of the city has to offer.

## **LOUNGE / DINING ROOM**

The light and bright living space is a great size and easily allows for both lounging and dining. There are oak engineered flooring throughout and floor to ceiling patio doors, which open onto a decked balcony - offering south/east facing views towards the city centre and River Aire below.

## **KITCHEN**

The recessed kitchen, which is almost separate to the lounge is spacious and well laid out. There are a variety of built-in stainless steel appliances, including an oven, ceramic hob and extractor hood - as well as a full size fridge-freezer, dishwasher and washer/dryer.

## **BEDROOM 1**

The main bedroom is a great size, very light and bright - offering plenty of space for wardrobes, side tables and general storage. There are floor to ceiling patio doors, which open onto a second decked balcony - offering south facing views over the developments central piazza and stunning water feature.

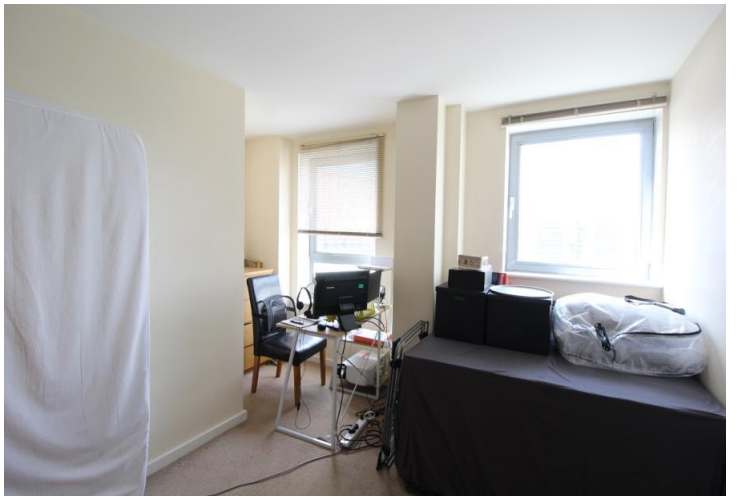
## **BEDROOM 2**

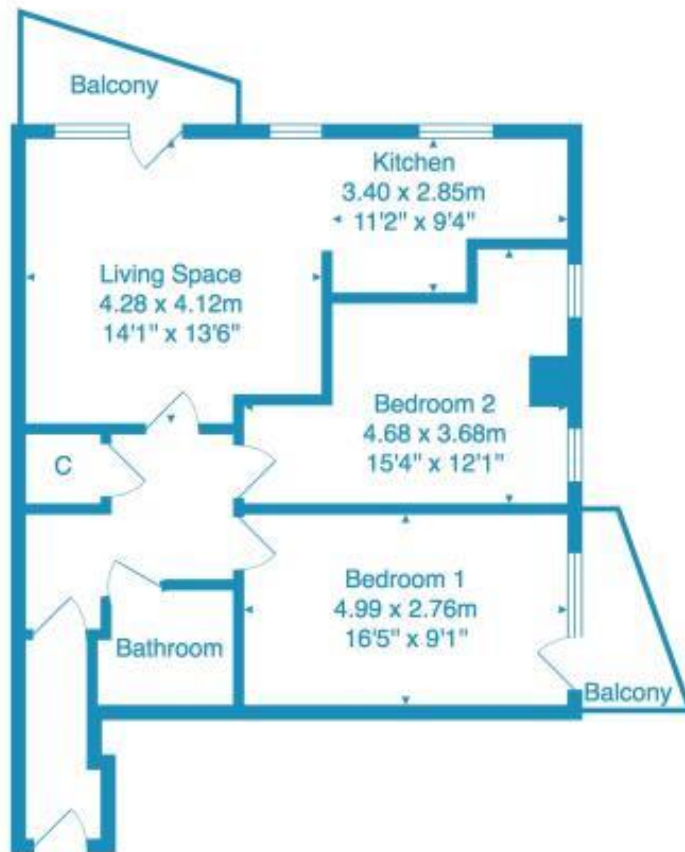
The second bedroom is again a great size, with plenty of space for wardrobes and any other required furniture - making it ideal for owner-occupiers and sharers alike. Two large picture windows flood the room with light and offer views over the central piazza below.

## **HOUSE BATHROOM**

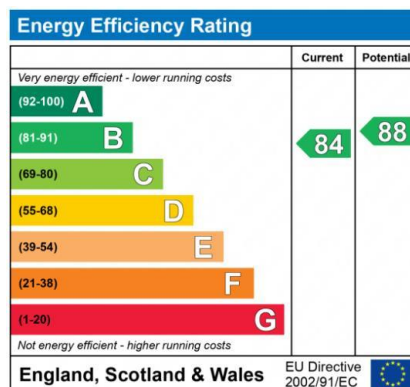
The house bathroom is mostly tiled, light and bright, with a white suite, designer fittings, mixer controlled shower over bath, large wall mounted mirror with glass shelf and a heated towel rail.







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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.

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