



FAROE, CITY ISLAND,
GOTTS ROAD, LEEDS,
LS12 1DF
£285,000
2 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

Forming part of the popular City Island development, is this spacious, 2 bedroom, 2 bathroom, duplex penthouse apartment - which offers well planned accommodation covering more than 1,012 sqft.

Having undergone a small refurbishment, the open plan living space boasts new kitchen cupboards and work tops, double height ceilings and extensive floor to ceiling windows - which give access to two flagged terraces.

Off the entrance hall, is the house bathroom and second bedroom - interestingly a spiral staircase leads up to the master bedroom, complete with en-suite and the mezzanine study deck, which could be converted into a third bedroom.

One allocated basement parking space is included, with the option to purchase a second space for £20,000.

The Vendor informs us that the following charges apply:-

Ground Rent - £200pa / Service Charge - £1,914.40 / Lease Term 999 years from 2006

THE DEVELOPMENT:-

City Island is a quality residential development, built between the River Aire and Leeds Liverpool canal. There is an on-site Concierge, extensive communal grounds and feature pond with fountains.

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 - with the main train station being a short walk away.

LOUNGE / DINING ROOM:-

The open plan living space is extremely light and bright, thanks to its 6 meter floor to ceiling windows, which provide access to two flagged terraces. The ceilings are vaulted, with architectural metal structural supports, the flooring is oak engineered and the fixtures and fittings are chrome.

KITCHEN:-

The open plan kitchen, which features brand new gloss grey cupboards and complementary work tops, is spacious and well laid out. Built-in appliances include, an electric oven, halogen hob with extractor over, full-size fridge freezer, slim-line dishwasher and washing machine.

TERRACE:-

Accessed from the living space are two flagged terraces. The narrower of the two offers south facing river and canal views, the other, which could house a large table and chairs, offers far reaching city views in a westerly direction.

BEDROOM 1:-

The main bedroom, which is located on the upper level, is a great size and will allow for a king-size bed, side tables and wardrobes. The room also benefits from an en-suite shower room and large decked balcony, which offers panoramic city views in a westerly direction.

BEDROOM 2:-

The second bedroom, which is located off the entrance hall, is again a good size and will allow for a double bed, side tables and wardrobes - making it ideal for owner-occupiers and sharers alike. The room also benefits from a huge floor to ceiling bay window, which offers stunning views over the city beyond, River Aire and Leeds Liverpool Canal below.

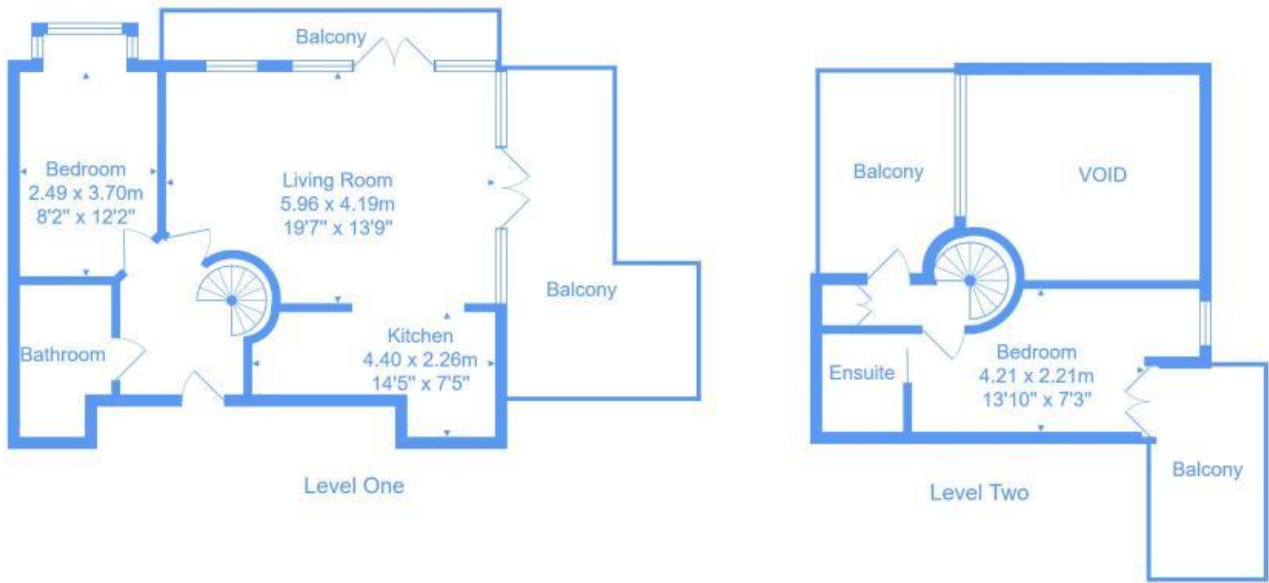
STUDY / MEZZANINE / 3RD BEDROOM:-

Located on the upper level is a mezzanine deck, which offers lofty views over the living space below and city beyond - thanks to the oversized windows in the living area. This additional space can be used as a gym, study, second lounge or 3rd bedroom if so desired.

BATHROOM:-

The house bathroom is mainly tiled, with a white suite encompassing a floating toilet and sink, mixer controlled shower over bath, huge wall mirror and chrome fixtures and fittings.





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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			80
(55-68) D		64	
(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.

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