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**LINLEY &
SIMPSON**



MANOR MILLS, INGRAM STREET, LEEDS, LS11 9BT

A 8TH FLOOR, OPEN PLAN, ONE BEDROOM apartment, with EXTENSIVE GLAZING, SPACIOUS INTERIOR and LARGE BALCONY. Close to local amenities, with the train station being a short walk away. CURRENTLY RENTED on a rolling basis, with a potential rent of £700pcm.

Asking Price £115,000



www.linleyandsimpson.co.uk

This is a spacious, open plan, 1 bedroom contemporary apartment, located on the 8th floor of the popular development of Manor Mills.

The open plan living area offers a white high gloss kitchen, with built-in appliances, including an oven, hob, fridge and dishwasher.

The lounge/diner has extensive floor to ceiling windows, which flood the room with light and provide access to a large balcony.

Off the living space is a contemporary house bathroom and good size double bedroom, with built-in wardrobes.

The Vendor informs us that the following charges apply to this property:-
Ground Rent - £370.39pa / Service Charge - £935.52pa. The Lease Term has 995 years remaining.

THE DEVELOPMENT

Manor Mills is a very popular development with city dwellers, primarily because of its easy access into and out of the city centre. It is a large and sprawling development, with most apartments having large windows, spacious interiors and balconies - some also have allocated parking. You are ideally positioned for easy access into and out of the city, with Leeds city train station being a short walk away and the main motorways to the north and south, being a short drive away.

LOUNGE / DINING ROOM

The open plan living area is very spacious, with extensive floor to ceiling windows dominating the space. There is ample room for lounging as well as dining and the whole space is virtually white, again adding to the feeling of space. There is also the added benefit of room width balcony.

KITCHEN

Being part of the open plan living space, the kitchen is white high gloss, with matching white tops. There are built-in appliances, including a stainless steel electric oven, halogen hob, fridge with freezer box and a small dishwasher.

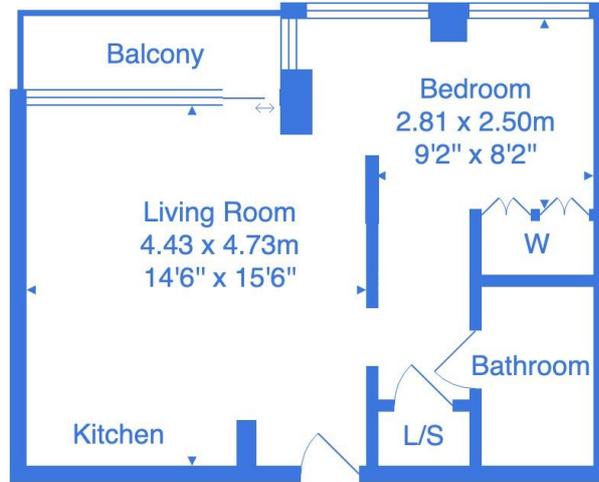
BEDROOM

The master bedroom, which is located off the lounge and open plan to the living space, is a great size, with built-in wardrobes and floor to ceiling windows looking towards the east.

HOUSE BATHROOM

The house bathroom is lovely and bright with feature mosaic tiling to most walls. It is a great size and incorporates a white 3 piece suite, with thermostatically controlled shower over bath, huge wall mirror and heated towel rail.





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	72	72	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & 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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

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