

Apartment 210 Granary  
House  
Leeds  
LS1 4EA



# Apartment 210 Granary House

## £180,000

### Full Description

Apartment 210, Granary House, Leeds City Centre

We are delighted to present Apartment 210 at Granary House, a contemporary off plan apartment ideally located close to Granary Wharf in the highly sought after LS1 postcode. Offered below current market value, this opportunity allows investors to secure a city centre property at an attractive entry point within one of the UK's fastest growing regional markets.

Apartment 210 occupies a desirable corner position within the development, benefiting from two walls of impressive floor to ceiling glazing. This design allows an abundance of natural light into the living space while enhancing the overall sense of space and openness. With a generous internal size of approximately 471 square feet, the apartment offers a larger than average layout for a one bedroom city centre property, making it particularly appealing to professional tenants and supporting strong rental demand.

The apartment has been thoughtfully designed to provide a modern and practical living environment. The kitchen features sleek handleless units with soft closing doors and integrated appliances including an electric oven, ceramic hob, fridge and freezer. A stainless steel sink with contemporary tap fittings, glass splashbacks and discreet under cabinet lighting complete the modern finish, while a separate hallway utility cupboard provides space for laundry appliances.

The bathroom is finished with contemporary white sanitaryware complemented by chrome fittings and a glass shower screen. Large marble-effect porcelain wall tiles create a premium feel, alongside a large wall mirror, built-in storage and a chrome heated towel rail.

Living areas, kitchens and hallways are finished with high quality luxury vinyl flooring, providing a durable and stylish finish throughout the main living space, while the bedroom is fitted with comfortable carpeting.

Apartments are designed with modern connectivity in mind and come pre wired for high speed fibre broadband, along with satellite and pay TV connectivity. USB charging sockets are provided within the bedrooms and TV points are installed in the living areas.

Residents benefit from a range of security and convenience features including a smart video entry system controlled via mobile device technology, CCTV within communal areas, mains powered smoke alarms and a sprinkler fire protection system. Secure bicycle storage is available on site, with private secure parking available separately.

Why Invest in Leeds?

Local Authority

Council Tax Band New Build

EPC Rating

### Contact

0161 470 1184

info@eliterealtyinvest.co.uk

