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## **Apartment 27, Santorini, City Island, Leeds, LS12 1DP**

**Guide Price £175,000**

A spacious TWO BEDROOM FOURTH FLOOR FLAT in the ever-popular City Island development close to the city centre and the west Leeds waterfront between the River Aire and the Leeds Liverpool Canal. The flat has a spacious open-plan living room and fitted kitchen with a patio door onto a balcony offering CITY and RIVER VIEWS. There is a large floor-to-ceiling window, making the lounge nice and light, and the kitchen is well fitted complete with integrated (SMEG) appliances. There are two double bedrooms and a contemporary bathroom with a full suite including an over-bath shower and a back-to-wall wc.

There is an on-site CONSIERGE, VIDEO ENTRY system and a LIFT TO ALL FLOORS. The location offers easy access into and out of the city centre, to the train station and motorway networks, as well as the bars and restaurants in the West End, and the canal towpath for running and cycling. This is a super flat either for owner-occupation or as buy-to-let investment.

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# Apartment 27, Santorini, City Island, Leeds, LS12 1DP

## **ENTRANCE HALL**

With a storage/airing cupboard housing the hot water tank, and giving access to all rooms.

## **LOUNGE AREA**

5.44m x 4.95m (17'10" x 16'2")

The open-plan living space is spacious, light and bright, with wooden laminate flooring, floor-to-ceiling windows, recessed halogen lighting, patio doors onto a balcony which offers views over the City and the River Aire. The walls and ceiling are clean, plastered and painted. The lounge area is open-plan to the....

## **KITCHEN AREA**

3.21m x 3.17m (10'6" x 10'4")

The kitchen is spacious and well laid out with a range of base and wall units (with under-unit lighting) incorporating a circular stainless steel bowl, matching drainer and monobloc mixer tap inset to the contrasting work surfaces which have a matching high-level breakfast bar. There are splashback upstands and within the units is a built-in stainless steel oven, a hob with a steel splashback, and an extractor as well as a fridge/freezer and dishwasher. The freestanding washer-dryer is included in the sale. Within the ceiling is an additional extractor unit, and there are ample electric points for small appliances.

## **BEDROOM ONE**

5.28m x 2.49m (17'3" x 8'2")

The main bedroom is well proportioned, easily accommodating a king size bed, wardrobes and other bedroom furniture.

## **BEDROOM TWO**

4.11m x 2.25m (13'5" x 7'4")

The second bedroom is again a good size and will allow for a double bed if positioned to one side, a bedside table and a wardrobe, ideal for guests of an owner-occupier or for renting to sharers.

## **BATHROOM**

2.13m x 1.70m (6'11" x 5'6")

The bathroom is mainly tiled in white, with a white suite including a panelled bath with over-bath plumbed shower and shower screen, a back-to-wall wc and a pedestal washbasin, both having chrome fixtures and fittings. There is a large vanity mirror above the washbasin and wc, a chrome heated towel rail and halogen lighting recessed into the ceiling.

## **OUTSIDE**

There are maintained gardens and grounds.



# 4TH FLOOR

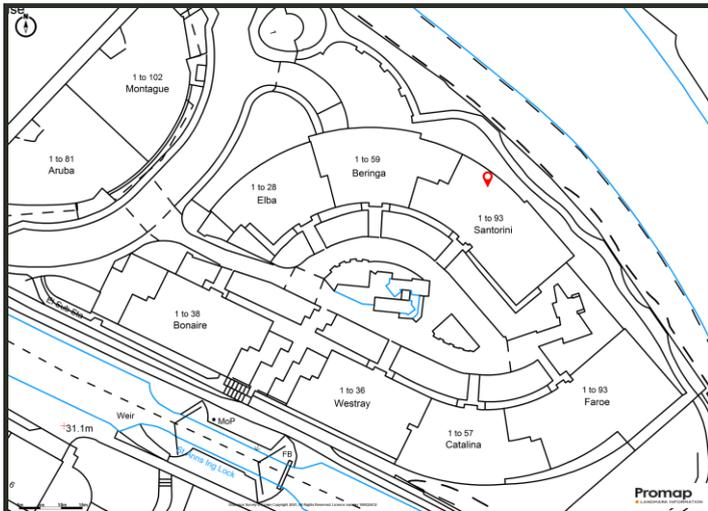


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DIRECTIONS**

From City Square in front of the Queens Hotel, proceed along Wellington Street for half a mile to the junction with the A58 Inner Ring Road (flyover). Turn left onto the flyover towards the Armley Gytratory Roundabout. As you join the flyover keep left, turning into the first available left onto Gotts Road. Continue past the Waterside Apartments until you reach City Island.

**TENURE**

Leasehold for a term of 999 years from 2006.

**GROUND RENT**

£200 per annum.

**SERVICE CHARGE**

We understand the charges for 2020/21 are in the region of £2,014 per annum.

**SERVICES**

Mains electricity, water and drainage are connected and were working at the time of our inspection. Please note: gas is NOT connected to this development.

**APPLIANCES**

Please note that if any appliances are included in the sale these will not have been tested by Moores Estate Agency and we provide no warranty or guarantee thereon.

**COUNCIL TAX BAND**

Band D.

**VIEWING ARRANGEMENTS**

Please contact our Leeds office.

**OFFICE HOURS**

The office is open 9am – 5.30pm Monday to Friday, 9am – 5pm Saturday, and 10.30am – 4pm on Sunday. Escorted viewings and free valuations can also be conducted outside these hours by arrangement.

**SALES PARTICULARS**

Version No 2/JM.

4/20/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

27 SANTORINI GOTTS ROAD ARMLEY LEEDS LS12 1DP	Energy rating <b>C</b>
Valid until 16 April 2031	Certificate number 9834-3005-1204-7529-6200

**Property type**  
Mid-floor flat

**Total floor area**  
56 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

**Energy efficiency rating for this property**  
This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance.](#)



**PROPERTY MISDESCRIPTIONS ACT 1991 – PLEASE NOTE CAREFULLY**

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale,