



**Stoneacre**  
Properties



**91 Great George Street, Leeds, LS1 3LA**  
**£160,000**

\*\*\* UNMISSABLE APARTMENT IN PRIME LS1 LOCATION - WONDERFULLY PRESENTED WITH NEW KITCHEN AND BATHROOM \*\*\* Stoneacre Properties are delighted to offer for sale this first floor apartment located on Great George Street, only a few minutes walk from Millennium Square. This fantastic apartment is one of a few within the development offering superb city centre views. This airy Leeds apartment blends modern design with period features including 10ft high ceilings, industrial cast iron supports, exposed brickwork, original solid wood flooring and large windows which flood the property with light. This apartment has been wonderfully modernised by the current owner with the addition of a new fitted kitchen and bathroom. This apartment offers the perfect modern city living.



Centaur House, a former clothing mill built in 1889, is a stunning Grade II listed building on Great George Street, just a few minutes walk from Millennium Square in the heart of Leeds City Centre LS1, and maintains a wealth of original, characterful features including exposed brickwork, structural pillars, high ceilings and feature windows.

The property is entered via communal entrance with secure fob and intercom entry system. The apartment is on the first floor and accessed via stairs or lift.

### Kitchen/Lounge/Diner

The open plan lounge/kitchen/diner is flooded with natural light from the large windows. The kitchen offers a range of newly fitted units and appliances included integrated oven, hob, fridge/freezer, and breakfast bar seating. Ample space is offered for seating.

### Bedroom

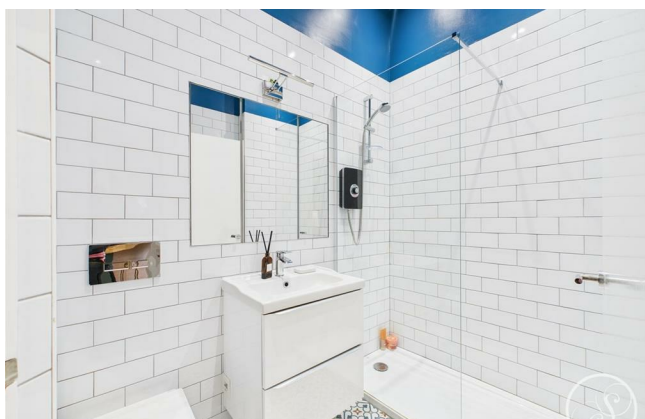
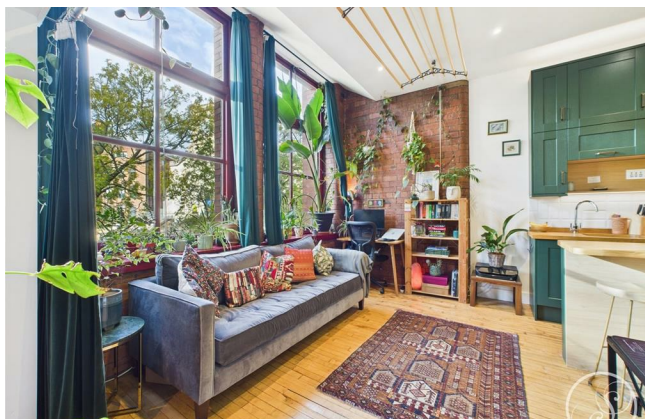
The bedroom is a generous double room and features high ceilings and fitted wardrobes, with ample space for additional bedroom furniture.

### Bathroom

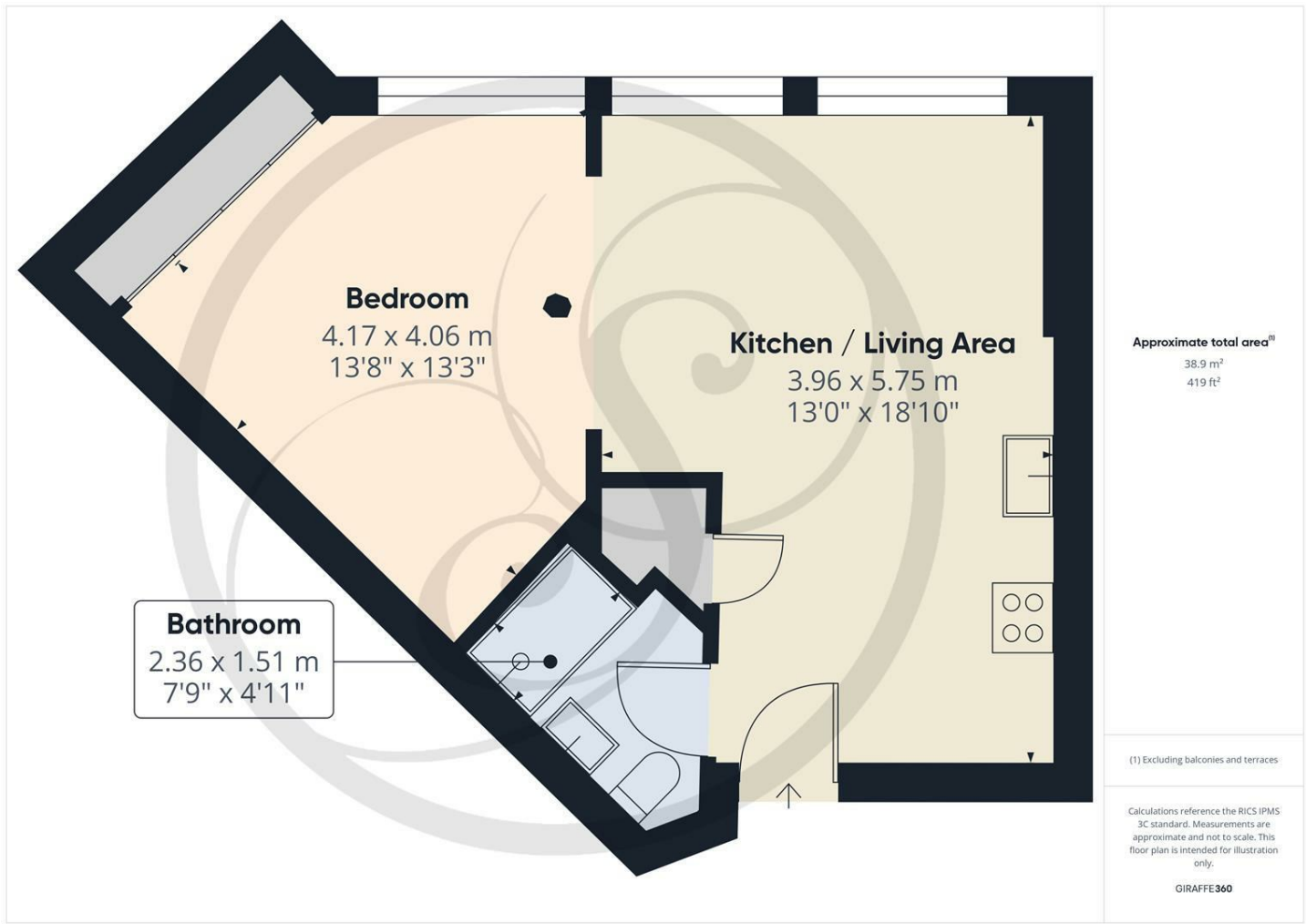
Newly fitted bathroom with underfloor heating electric shower, toilet and sink.

### Lease

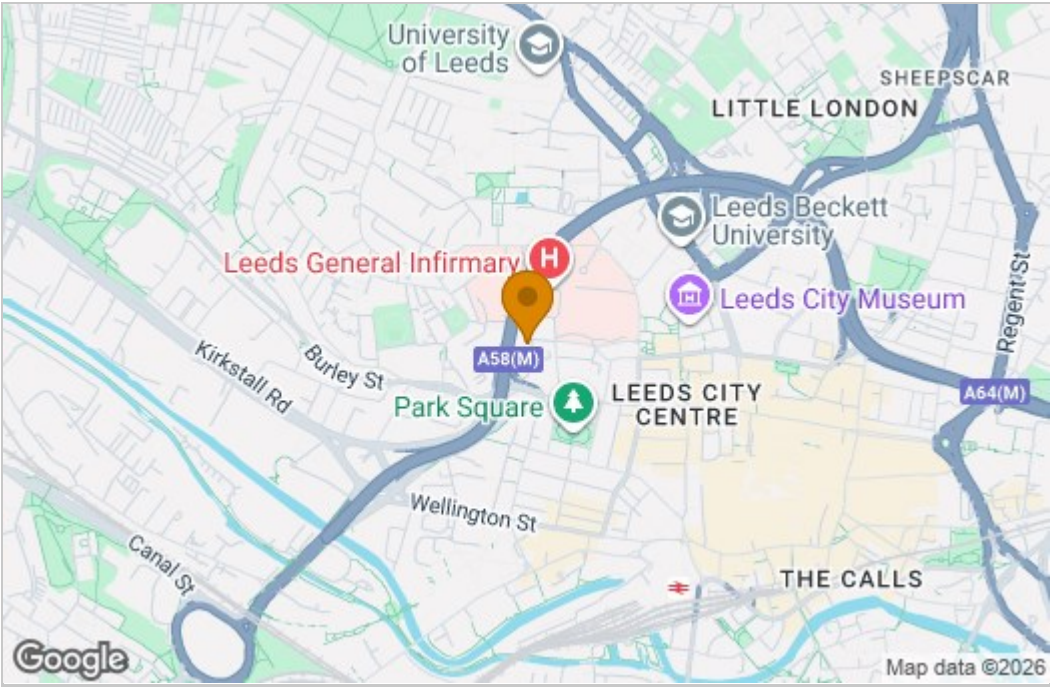
We are advised by the vendor that the property is leasehold with a term of 999 years from 1997. The current service charge is approximately £1700 per annum, the ground rent is £100 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



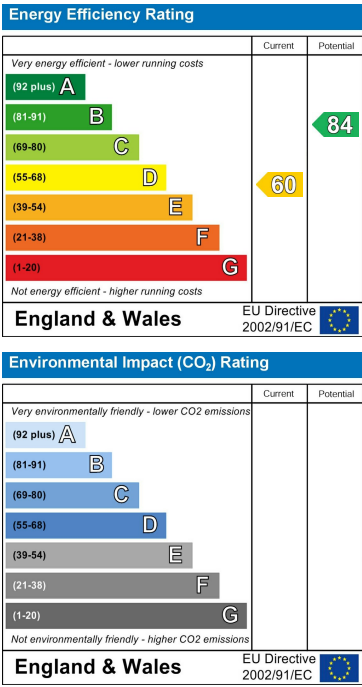
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

