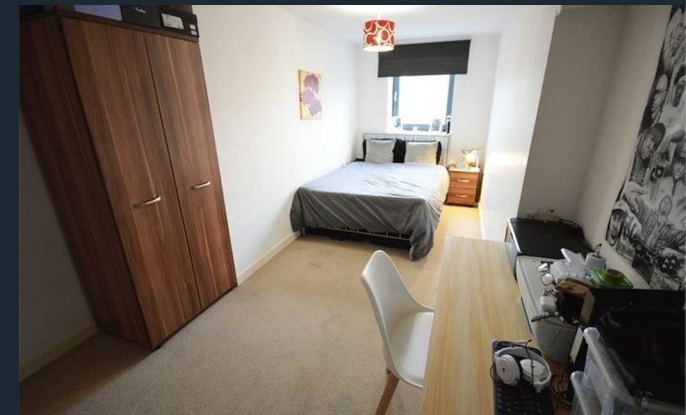




CORNERSTONE

# 204 Greenhouse, Beeston, Leeds, LS11 6AD

## £75,000



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## Introduction

Cornerstone are delighted to offer for sale this excellent investment opportunity, comprising a one-bedroom second-floor apartment within the award-winning Greenhouse development – an innovative and environmentally conscious residential communities.

The property is being marketed to investment purchasers only. The current tenant moved into the property on 1st May 2026 and is paying £700 per calendar month. Under the provisions of the Renters' Rights legislation currently in force, vacant possession cannot be obtained during the initial twelve months of the tenancy. As such, the property is not suitable for owner-occupiers and represents an investment opportunity with an established tenant and immediate rental income.

The property falls within a Leeds City Council Selective Licensing area. Any purchaser intending to continue letting the property will be required to comply with the Selective Licensing requirements and obtain the appropriate licence (unless an exemption applies). Buyers are advised to satisfy themselves regarding the associated obligations and costs prior to exchange of contracts.

The Greenhouse first opened its doors in October 2010 and quickly gained national recognition as one of Britain's most pioneering low-carbon developments. Designed with sustainability at its heart, this landmark scheme combines modern city living with exceptional energy efficiency and continues to attract strong interest from both tenants and investors alike.

The apartment itself offers well-proportioned accommodation comprising a spacious double bedroom, an open-plan kitchen, dining and sitting area, a contemporary bathroom featuring a walk-in shower, and a neutrally decorated entrance hallway. The layout has been designed to maximise both practicality and comfort, creating a home that appeals strongly to the professional rental market.

The Greenhouse is renowned for its clever design features and thoughtful approach to sustainability. Many of the fixtures and fittings reflect the development's environmentally conscious ethos. Even the apartment door numbers are crafted from recycled yoghurt pots – a small but memorable example of the innovation involved.

Residents enjoy access to a range of communal facilities, including a well-equipped gymnasium, adding further appeal for tenants seeking both convenience and lifestyle benefits.

One of the apartment's standout features is its exceptional Energy Performance Certificate rating of B. Combined with its Leeds City Council Tax Band A classification, this translates into comparatively low running costs, an increasingly attractive feature for tenants and an advantage for landlords looking to market an energy-efficient property in today's rental market.

Apartments within The Greenhouse have historically proven popular with tenants due to their proximity to Leeds City Centre, excellent transport links and low-cost, sustainable living credentials. The combination of an established tenancy, immediate income stream and a highly desirable location makes this property an attractive proposition for investors seeking a ready-made addition to their portfolio.

The Greenhouse enjoys an excellent position just to the south of Leeds City Centre, placing an extensive array of amenities within easy reach. Leeds City Centre, located approximately one and a half miles away, is one of England's most vibrant and economically important cities. Residents benefit from world-class shopping at Trinity Leeds and Victoria Leeds, a diverse range of restaurants, cafes and bars, independent retailers, theatres, cinemas and galleries. The city is also home to major employers, thriving business districts and several highly regarded universities, all of which help to underpin strong and consistent rental demand.

For commuters, the location is particularly advantageous. The nearby M621 motorway can be reached within just a few minutes and provides direct access to both the M62 and M1 motorway networks. The M62 offers convenient routes across Yorkshire and towards Manchester and the wider North West, whilst the M1 provides excellent connections south towards Sheffield, Nottingham, Leicester and London. This outstanding connectivity enhances the apartment's appeal to working professionals and contributes to the long-term attractiveness of the development as a buy-to-let investment.

Parking is available on-street outside the development. In addition, secure parking spaces can often be rented within the development itself, subject to availability.

Combining immediate rental income, an established tenancy, outstanding energy efficiency, excellent communal facilities and an enviable position close to Leeds City Centre, this fantastic apartment represents a good investment opportunity.

## Communal Entrance

Entering The Greenhouse through its front glass electronically opening doors you are welcomed into a large reception area. The reception area showcases the story of The Greenhouse and many other unique features. The decor and finish is a combination of mass concrete, exposed brick and neutrally decorated plaster. A lovely wood effect floor exists, the ground floor communal reception hall leads to a lift accessing all the apartments, office levels and the car park below. The central courtyard is accessed via a large glass door this leads to the gym.

### Communal Hallways

Arriving at the second floor and exiting the lift you are greeted by security doors which only allow access to fob holders and gives piece of mind for the residents beyond. Throughout The Greenhouse and its communal areas messages of its feats of engineering are reminded to you by large and commanding posters showcasing highly interesting facts about the development. A Commanding hallway with part exposed brick walls leads to the apartment.

### Apartment Hallway

Entering the apartment hallway you are welcomed into a space with a wood effect floor, neutrally painted walls with up and down lighters. All the apartment rooms are entered from the hallway.

### Open Plan Kitchen, Diner & Sitting Room

The open plan kitchen, dining & sitting room is a lovely space. The kitchen comprises a stunning gloss white lower and upper level kitchen cupboards. The worktop is believed to be made from bamboo. The kitchen utilities comprise an oven, four ring electric hob with extractor above and integrated fridge freezer. The kitchen also has spot lights. The open plan dining and sitting room features neutral decor with a lovely wood effect floor and a large window allows ample light to pour thought.

### Principal Bedroom

The principal bedroom is a well portioned space with neutral decor also featuring a large glass window.

### Utility Room

A neutrally decorated utility room which has plumbing for a washing machine and offers ample storage space.

### Bathroom

The bathroom is partially finished in black tiling. A large mirror is present which gives the feeling of space to the bathroom. The bathroom suite comprises a floating wash basin, a toilet and walk in shower with rain dancer shower head above.

### The Grounds & The Gym

Greenhouse offers substantial grounds featuring a number of beautiful areas including a centrally positioned courtyard which showcases raised vegetable plots and metal grated openings relive the car park below. The gym can be accessed from the courtyard offering an array of cardiovascular and muscle excising machinery.

### Additional Information

TENURE - LEASEHOLD.

Leasehold Term - 130 years less 30 days from 18 January 2007.

Service Charge & Buildings Insurance - £589.00 per quarter.

Ground Rent - £100.00 per annum.

No Chain and Investment Purchase Only

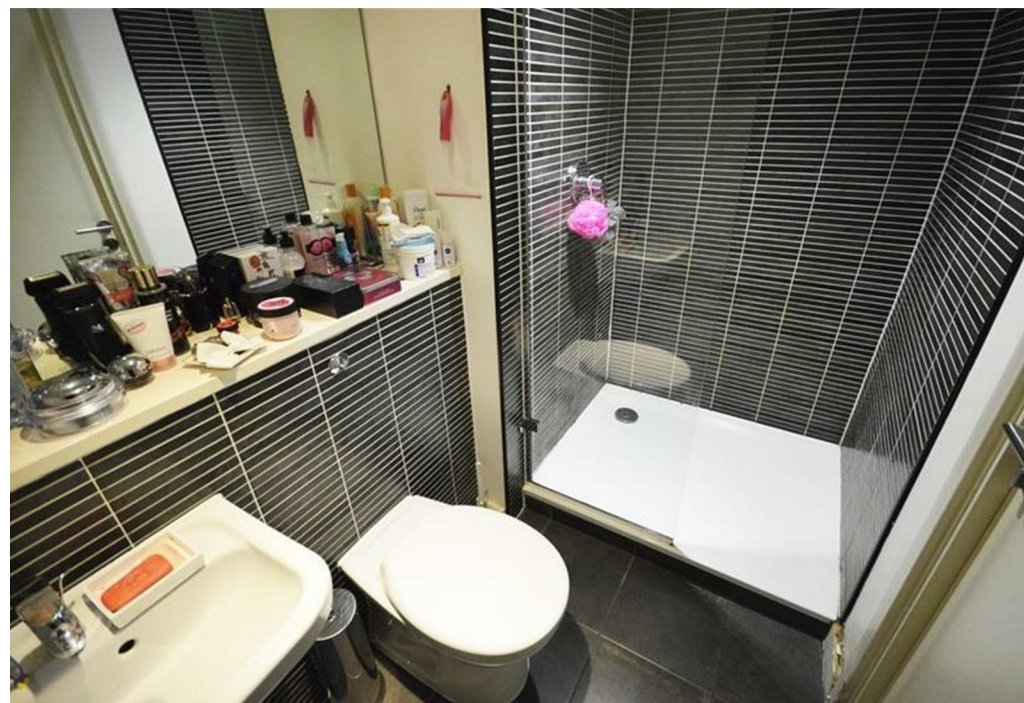
Managing Agent - Rendall & Rittner.

EWS1 certification in place with a B1 rating, confirming that no remedial works to the external wall system are required.

Council Tax Band A.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).



2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

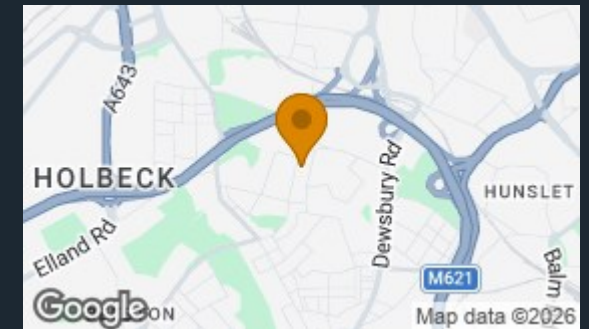
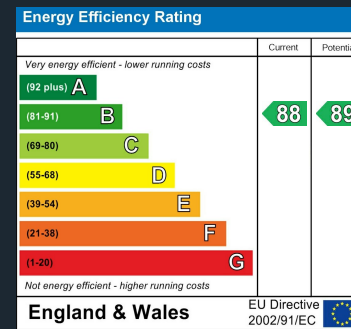
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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A





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