



CORNERSTONE

# 206 Greenhouse, Beeston, Leeds, LS11 6AD



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# 206 Greenhouse

## £75,000

### Greenhouse & The Apartment

Cornerstone are delighted to offer for sale this well presented one bedroom apartment, occupying a second-floor position within the award-winning Greenhouse development – one of Leeds' most innovative and environmentally conscious residential communities.

Importantly, the property is offered to the market with no onward chain, helping to simplify the buying process and potentially allowing for a quicker, less stressful transaction.

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, creating a unique lifestyle opportunity that remains highly sought after today.

This lovely apartment offers well-planned accommodation comprising a spacious double bedroom, a stylish open-plan kitchen, dining and sitting area, a contemporary bathroom featuring a walk-in shower, and a neutrally decorated entrance hallway. The apartment has been thoughtfully designed to maximise both comfort and practicality, making it an ideal purchase for first-time buyers, professionals, investors or those seeking a convenient city base.

The Greenhouse is renowned for its clever design features and high-quality fixtures and fittings, many of which reflect its environmentally focused ethos. Even the apartment door numbers are crafted from recycled yoghurt pots – a small but charming example of the development's commitment to sustainability and innovation.

Residents benefit from access to a range of excellent communal facilities, including a well-equipped gymnasium, adding further appeal to this thriving residential community.

One of the apartment's most impressive features is its outstanding Energy Performance Certificate rating of B. Combined with its Leeds City Council Tax Band A classification, residents can enjoy some of the lowest day-to-day running costs available within the city, making this a financially attractive home as well as an environmentally responsible one.

The fact that the apartment is offered with no onward chain is another significant advantage. With no dependent purchase involved, there is less risk of delays caused by an extended property chain collapsing or being held up elsewhere. This can provide buyers with greater certainty.

The apartment is also likely to appeal to buy-to-let investors. Leeds continues to experience strong demand for quality rental accommodation, particularly from young professionals seeking easy access to the city centre and major transport links. The Greenhouse's excellent energy efficiency credentials, attractive communal facilities, convenient location and comparatively low running costs make apartments within this development a popular choice amongst tenants.

### Parking

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

## The Location

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 city destinations. Residents can enjoy outstanding shopping at Trinity Leeds and Victoria Leeds, an exceptional choice of restaurants, cafes and bars, independent boutiques, theatres, cinemas and galleries. The city also offers a thriving business district, excellent universities and a varied calendar of cultural and sporting events throughout the year.

For commuters, the location is particularly impressive. The nearby M621 motorway can be reached within just a few minutes and provides direct access to both the M62 and M1 motorway networks. This connectivity is a significant advantage, allowing convenient travel across Yorkshire, Manchester and the wider North West via the M62, whilst the M1 offers straightforward routes towards Sheffield, Nottingham, Leicester and London. Whether commuting for work, visiting family or enjoying weekends away, the superb transport links make this an exceptionally well-connected place to call home.

## To Conclude

Combining stylish accommodation, exceptional energy efficiency, outstanding communal facilities, the benefit of no onward chain and an enviable location close to Leeds City Centre, this fantastic apartment represents a good opportunity to purchase a home within one of Leeds' most distinctive and one of the first forward-thinking developments. Equally suited to owner-occupiers and investors alike, we anticipate strong levels of interest and therefore recommend an early viewing to fully appreciate everything this apartment has to offer.

## Important Information

TENURE - LEASEHOLD.

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

Service Charge - £549.00 per quarter.

Ground Rent - £100.00 per annum.

No Chain.

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.

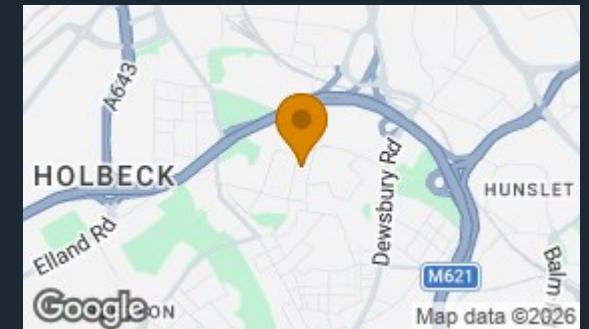
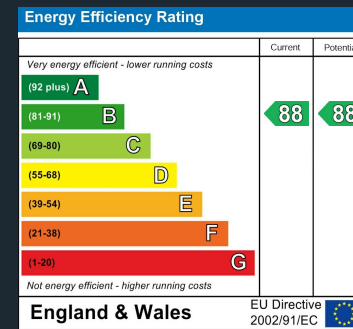
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#### Local Authority

Leeds City Council

#### Council Tax Band

A





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