



1201 TRINITY ONE
Leeds City Centre

Carter Jonas

1201 TRINITY ONE, EAST STREET, LEEDS, LS9 8AF

The sale of Apartment 1201 offers an extremely rare opportunity to acquire what is arguably one of, if not the finest penthouse apartments in Leeds City Centre, covering the whole of the twelfth and thirteenth floors of this iconic building within walking distance of the city centre. The current owners undertook a significant programme of refurbishment to a luxurious standard and the property now benefits from fixtures and fittings of an exceptionally high specification. Key features including two private secure underground parking spaces, lift from the car park with private access code to the penthouse, electric central heating with air conditioning to the principal rooms, large outdoor terrace/entertaining area with three additional west facing balconies all enjoying incredible views towards the city centre.

The development as a whole also benefits from on site concierge during the week and cleaning of all common parts and personal parcel door delivery.

Briefly, the accommodation comprises a private entrance lobby opening into an impressive reception hall with feature spiral staircase with two story glazed wall and guest cloakroom. An outstanding feature of the apartment is the exceptional open plan sitting room/dining room and luxury fitted breakfast kitchen, the latter including Cambria quartz preparation surfaces, Kohler sink, wide Siemens induction hob, Bosch dishwasher, AEG oven and combination oven/microwave together with Fisher and Paykel American style fridge freezer. There is also a home office/work area off the kitchen and a separate utility room with washing machine.

On the thirteenth floor is a landing off which is a bespoke home office/study which could be used as an occasional bedroom if required.

A LUXURY 2 BEDROOM DUPLEX PENTHOUSE APARTMENT COVERING THE TOP TWO FLOORS OF THIS PRESTIGIOUS DEVELOPMENT WITH COMMANDING 360 DEGREE VIEWS OVER LEEDS CITY CENTRE INCLUDING LEEDS DOCK AND THE RIVER AIRE.



The principal bedroom benefits from a private external terrace, dressing room and a luxurious en suite bath/ shower room. The second double bedroom has panoramic views from two sides and also has an en suite shower room.

The feature pink neon lighting can be seen across the whole of the city and can be turned on/off at will by the owner, allowing for entertainment or a dark mode for sleep. Optionally the purchaser may be made a Director of the management company to have a direct input into budgeting and running of the common parts of the whole building on behalf of the other owners.

ADDITIONAL INFORMATION

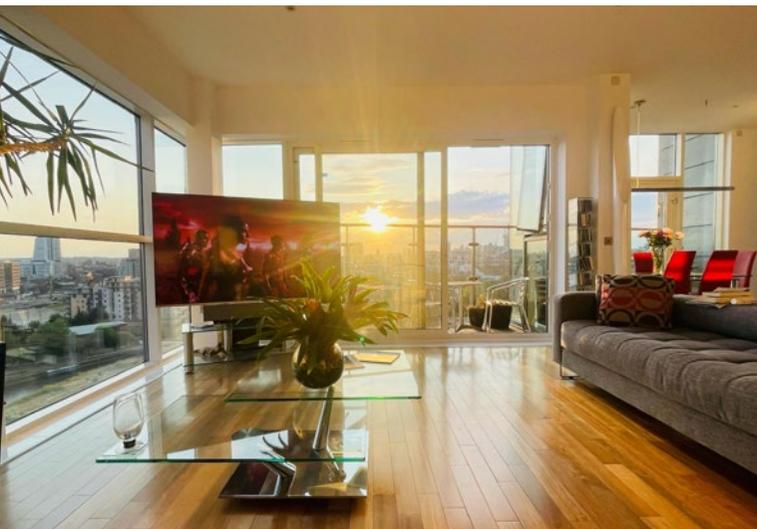
The property has direct control of the feature neon lighting surrounding the whole penthouse which at night can be seen across most of the city.

Tenure: The property is leasehold with 130 years remaining.

Service Charge and Ground Rent: The Service Charge for 2023 was £5142 and the ground rent is £200 per annum.

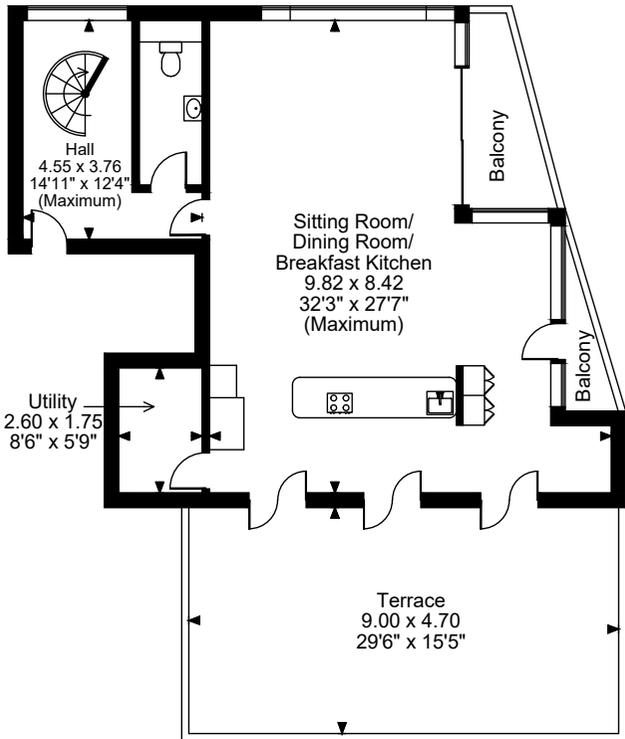
Viewings: Strictly by prior appointment through the selling agents - Carter Jonas 01423 523423.

Directions: Sat NAV LS9 8AF

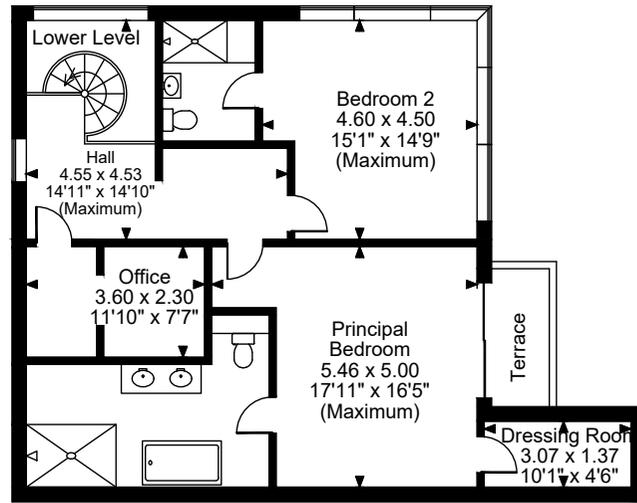




1201 Trinity One, East Street, Leeds
Approximate Gross Internal Area
Main House = 1,814 sq ft / 169 sq m
Balcony / Terrace external area = 540 sq ft / 50 sq m
Total area = 2354 sq ft / 219 sq m



Twelfth Floor

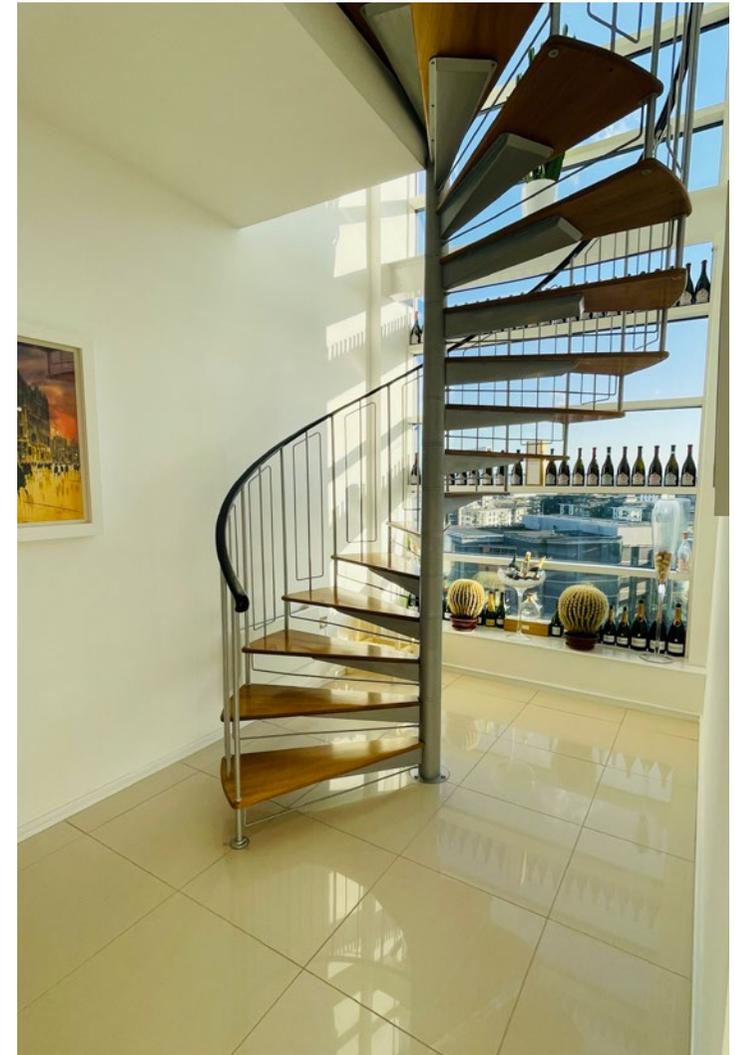


Thirteenth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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