



ST. HUGHES LODGE

ARMLEY - LEEDS

The charm of the old with comfort of the new...

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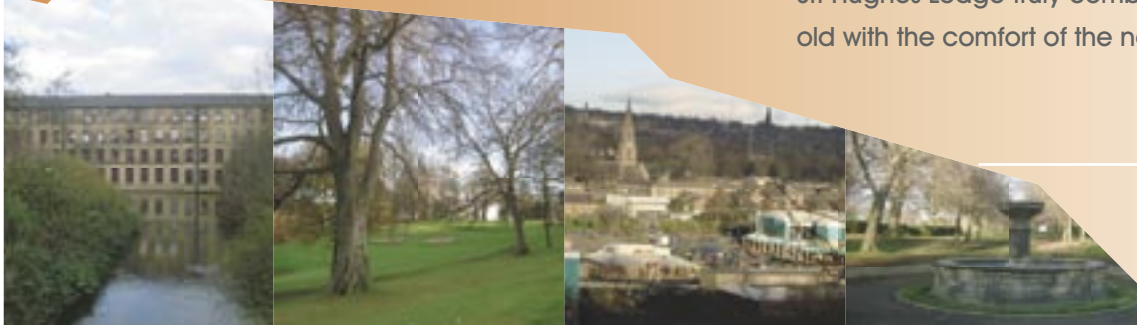


CITYRED
PROPERTIES

Introduction

St. Hughes Lodge, Leeds, offers modern contemporary living from a range of one and two bedroom apartments. This charming building was originally built as St. Hughes Church in the mid to late 19th Century, and has been delicately converted to retain its unique character. The result is 17 spectacular apartments which combine the charm and calmness of the original building with the comfort of modern interior design.

St. Hughes Lodge truly combines the charm of the old with the comfort of the new.



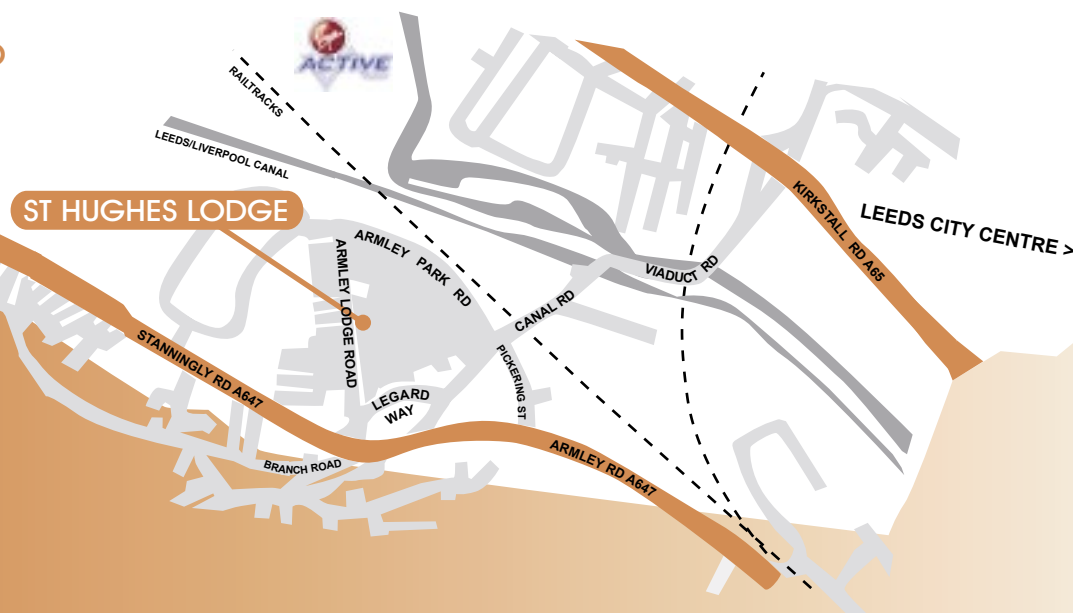
Location

Located in the North West of Leeds, Armley was once home to the world's largest woollen mill, now converted to an award-winning industrial museum. The district is a long established area, located less than one mile from Leeds city centre between the M621 motorway and Kirkstall Road, making it particularly popular with young professionals seeking to set up home in Leeds.

St. Hughes Lodge, situated at the edge of the Kirkstall Valley is within walking distance to the Leeds Liverpool Canal, and the Cardigan Fields Leisure Complex (Warner Village). The Leisure complex boasts the largest nightclub in Leeds, a nine screen multiplex cinema, a bowling alley, pubs and restaurants, as well as the Virgin Active health club. A stone's throw away is Armley Town Street which includes a number of high street names and independent retailers.

The area's elevated location provides picturesque views of the rest of Leeds and the canal, Gott's Park and the Golf Club are a few minutes walk from St. Hughes Lodge, completing the range of amenities that this area has to offer.

Map



Specifications

Courtesy of Magnel Kitchens.

- En-suite bathrooms
- Wood laminate flooring
- Neutral carpeting in bedrooms
- Gated security with video entry link
- Feature lighting in living rooms
- Chrome effect iron mongery
- Broadband connections
- TV points in living rooms and master bedrooms
- Dedicated car parking space
- Communal landscaped areas

Modern Contemporary bathrooms

- Luxury white bathroom suite with chrome fittings
- Quality modern ceramic tiling
- Heated towel rail

Fitted designer kitchens

- Quality tiling or splash backs above all kitchen work tops
- Stainless steel appliances throughout
- Integrated fan oven and hob with extractor hood
- Integrated fridge-freezer and washer/dryer
- Chrome sockets to kitchen



Availability Prices starting from £65,000

Flat	Level	Accommodation	Sq. Mt	Sq. ft	Parking
1	GRD	2 Bed	47.34	510	Yes
2	GRD	2 Bed	59.40	639	Yes
3	GRD	2 Bed	47.34	510	Yes
4	GRD	1 Bed	58.14	625	Yes
5	GRD	2 Bed	65.90	709	Yes
6	GRD	1 Bed	47.20	508	Yes
7	GRD	1 Bed	53.20	572	Yes
8	GRD	2 Bed	51.45	554	Yes
9	GRD	1 Bed	38.02	409	Yes
10	1st	2 Bed	47.37	510	Yes
11	1st	2 Bed	47.37	510	Yes
12	1st	2 Bed	52.45	564	Yes
13	1st	1 Bed	34.41	370	Yes
14	1st	2 Bed	51.45	554	Yes
15	1st	1 Bed	43.66	470	Yes
16	Attic	2 Bed	40.00	430	Yes
17	Attic	1 Bed	31.30	337	Yes

Please refer to insert for individual floor plans.



Reserve now and get **ONE YEARS FREE** membership at Virgin Active worth over £470.00

Terms and conditions

Free membership is available per flat on completion of sale.

Membership will be subject to Virgin Active's usual membership terms and conditions.

Contact us

About City Red Properties

City Red Properties is proud to be one of the most dynamic property services company in Leeds.

Born out of the vision to provide affordable but contemporary accommodation to the growing student and professional markets, our operations span from property conversion, urban regeneration and new build projects, to comprehensive property management solutions. The apartments at St. Hughes Lodge are an embodiment of our commitment to providing exceptional standards of quality and design. This development provides affordable housing for first-time buyers and boasts meticulous attention to detail hence preserving the historical value of the building whilst creating modern living space.

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Main selling partners

City Red Properties have chosen Brooklands Robinson Property Consultancy, to be the Main Selling Agents for this high profile development. Brooklands Robinson is a highly respected and expert company in the sale of modern contemporary living space in the Armley area.

Brooklands.Robinson. Tel: +44 (0)113 231 0933

Email: enquiries@brooklandsrobinson.co.uk www.brooklandsrobinson.co.uk

101 Town Street, Armley, Leeds. LS12 3HD



Joint Selling Partners

Castlehill Estate Agents. Tel: +44 (0)113 278 7427

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Disclaimer

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Floor Plans

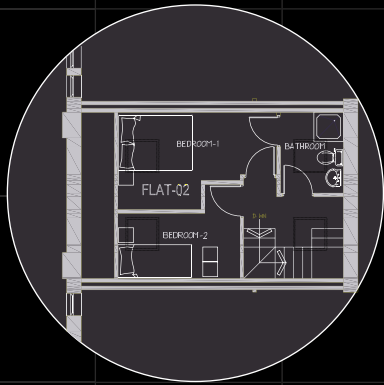
flats 1 - 8



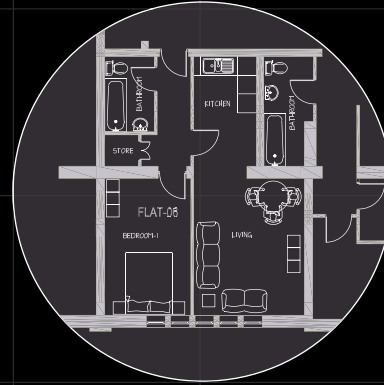
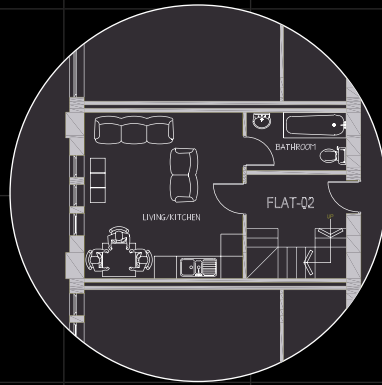
Flat 1 - Level: GRD - Sq. ft: 510



Flat 5 - Level: GRD - Sq. ft: 709



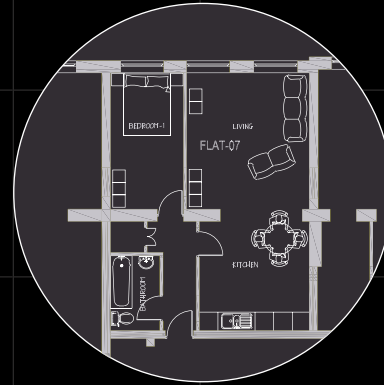
Flat 2 - Level: GRD and 1st floor - Sq. ft: 639



Flat 6 - Level: GRD - Sq. ft: 508



Flat 3 - Level: GRD - Sq. ft: 510



Flat 7 - Level: GRD - Sq. ft: 572



Flat 4 - Level: GRD - Sq. ft: 625



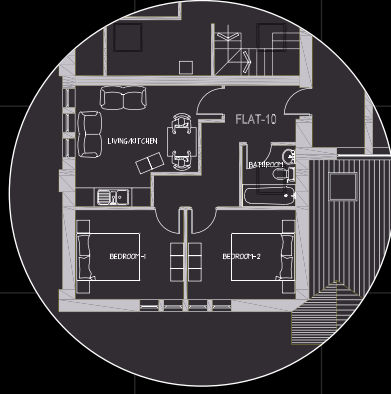
Flat 8 - Level: GRD - Sq. ft: 554

Floor Plans

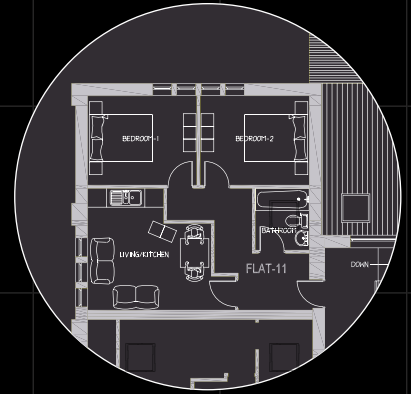
flats 9 - 17



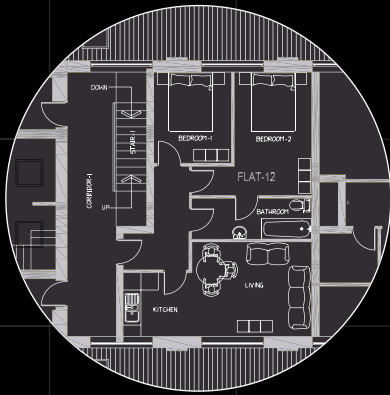
Flat 9 - Level: GRD - Sq. ft: 409



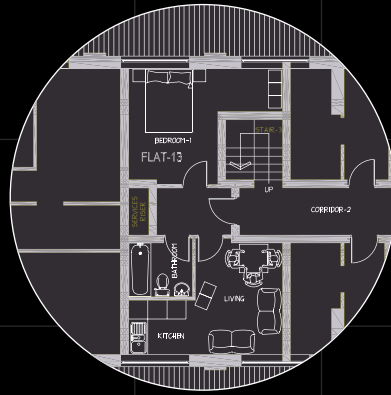
Flat 10 - Level: 1st - Sq. ft: 510



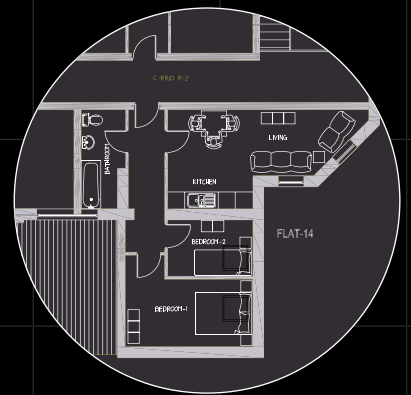
Flat 11 - Level: 1st - Sq. ft: 510



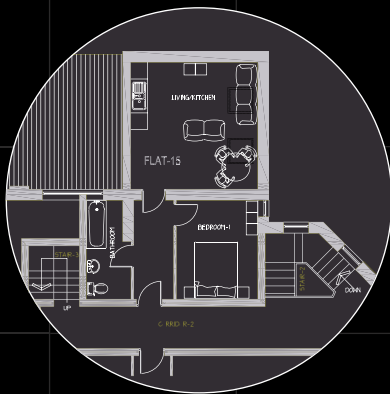
Flat 12 - Level: 1st - Sq. ft: 564



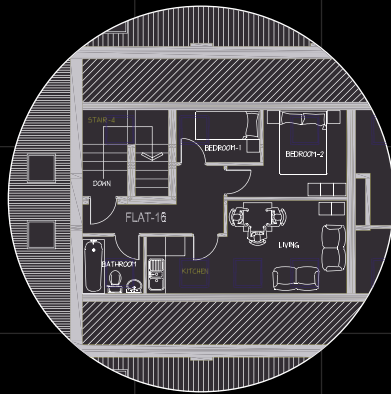
Flat 13 - Level: 1st - Sq. ft: 370



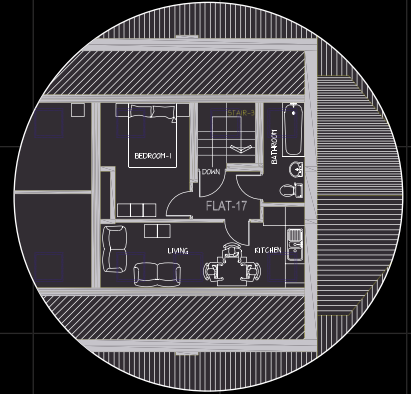
Flat 14 - Level: 1st - Sq. ft: 554



Flat 15 - Level: 1st - Sq. ft: 470



Flat 16 - Level: Attic - Sq. ft: 430



Flat 17 - Level: Attic - Sq. ft: 337



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