2 WELL LANE, CHAPEL ALLERTON, LS7 4PQ

THE PLACE TO BE
6 APARTMENTS AND 2 PENTHOUSES

with high specification modern interiors and private parking - in the heart of this very popular North Leeds district

LEEDS CITY CENTRE 2 MILES
ROUNDHAY PARK 1.5 MILES
HEADINGLEY 2.5 MILES
THE DEVELOPMENT

Located in the heart of Chapel Allerton on the doorstep of fantastic bars, restaurants, shops and leisure facilities. Leeds city centre is less than 2 miles away and with the excellent transport links is accessible within 10 minutes.

Chapel Place is an exclusive development of 6 apartments and 2 penthouses on a self-contained site with gardens and at least one off street car parking space per apartment.

Built to the highest modern specification the apartments have a mix of one and two bedrooms with en-suite bathrooms and quality fitted kitchens with integral appliances.

CHAPEL ALLERTON IS THE CAMDEN OF THE NORTH
ENVIRONS

The development is a few minutes’ walk from the centre of the vibrant ‘village’ of Chapel Allerton, which offers extensive local amenities including a range of cosmopolitan restaurants and café bars, supermarkets, banks and various other specialist shops.

Further shopping amenities are available at Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. A new Aldi is under construction across the road from Chapel Place.

Leisure facilities, including a swimming pool are available at Scott Hall Sports Centre, with additional amenities at Chapel Allerton Tennis and Squash Club. Regular transport services available on Harrogate Road and Scott Hall Road afford easy access to the city centre and surrounding areas.

The Leeds outer Ring Road provides access to the business centres of Bradford, Harrogate, York and Wetherby.
APARTMENT SPECIFICATION

- 1 and 2 bedroom apartments with en-suite bathrooms, fully fitted kitchens, dining areas, sitting areas, some with French doors leading to private gardens and some with Juliette balcony’s
- Secure on-site parking available
- Video entry system in each apartment
- Bathrooms and en-suites with modern stylish furniture, chrome heated towel rail and LED lighting, tiled floor and part tiled walls
- Kitchens with gloss handleless furniture
- Whirlpool integrated electric oven, induction hob, extractor fan and fridge freezer
- Washer/Dryer installed in to utility/boiler cupboard
- Dining area
- Sitting area with full media installation point
- Quality Luvanto floor to hallway and living area, carpeted in the bedrooms
- Energy efficient electric heating with 7 day programmable timer
FLOOR PLANS

SECOND FLOOR
- PENTHOUSE 8: 2 bed, 91m²
- PENTHOUSE 7: 1 bed, 57m²

FIRST FLOOR
- APARTMENT 6: 1 bed, 41m²
- APARTMENT 5: 1 bed, 44m²
- APARTMENT 4: 2 bed, 57m²

GROUND FLOOR
- APARTMENT 3: 1 bed, 41m²
- APARTMENT 2: 1 bed, 44m²
- APARTMENT 1: 2 bed, 58m²
APARTMENT 1

- Ground Floor
- 2 bedrooms (1 en-suite)
- 58m² (624 ft²)
- Parking space may be available*  

*For an additional cost - subject to availability

<table>
<thead>
<tr>
<th>Room</th>
<th>Dim 1</th>
<th>Dim 2</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>3.00m</td>
<td>4.00m</td>
<td>12.00m²</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2.97m</td>
<td>2.47m</td>
<td>7.34m²</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>2.72m</td>
<td>3.85m</td>
<td>10.47m²</td>
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<tr>
<td>Bedroom 2</td>
<td>2.87m</td>
<td>2.73m</td>
<td>7.84m²</td>
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<tr>
<td>Bathroom</td>
<td>2.65m</td>
<td>1.95m</td>
<td>5.71m²</td>
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Total Area 58m²
APARTMENT 2

- Ground Floor
- 1 bedroom
- 44m² (474 ft²)
- Parking space may be available*

*For an additional cost - subject to availability

<table>
<thead>
<tr>
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<th>Dim 2</th>
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<tbody>
<tr>
<td>Living</td>
<td>3.61m</td>
<td>3.22m</td>
<td>11.62m²</td>
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<td>2.94m</td>
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<td>8.09m²</td>
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<tr>
<td>Bedroom</td>
<td>4.33m</td>
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<tr>
<td>Bathroom</td>
<td>2.45m</td>
<td>2.06m</td>
<td>5.05m²</td>
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Total Area 44m²
**APARTMENT 3**

- Ground Floor
- 1 bedroom
- 41m² (441ft²)
- Parking space may be available* 

*For an additional cost - subject to availability
APARTMENT 4

- First Floor
- 2 bedrooms (1 en-suite)
- 57m² (614 ft²)
- Parking space may be available*

*For an additional cost - subject to availability

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<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>3.00m</td>
<td>4.00m</td>
<td>12.00m²</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2.97m</td>
<td>2.47m</td>
<td>7.34m²</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>2.87m</td>
<td>2.73m</td>
<td>7.84m²</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>2.77m</td>
<td>3.85m</td>
<td>10.66m²</td>
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<tr>
<td>Bathroom</td>
<td>1.90m</td>
<td>2.65m</td>
<td>5.04m²</td>
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<td><strong>Total Area</strong></td>
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<td></td>
<td><strong>57m²</strong></td>
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APARTMENT 5

- First Floor
- 1 bedroom
- 44m² (474 ft²)
- Parking space may be available*

*For an additional cost - subject to availability
APARTMENT 6

- First Floor
- 1 bedroom
- 41m² (441ft²)
- Parking space may be available*

*For an additional cost - subject to availability
PENTHOUSE 7

- Second Floor
- 1 bedroom
- 57m² (614 ft²)
- Parking space may be available*

*For an additional cost - subject to availability
PENTHOUSE 8

- Second Floor
- 2 bedrooms (1 en-suite)
- 91m² (980 ft²)
- Parking space may be available*

*For an additional cost - subject to availability

<table>
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<tr>
<th>Room</th>
<th>Dim 1</th>
<th>Dim 2</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Living/Kitchen</td>
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<td>5.97m</td>
<td>32.30m²</td>
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<td>22.69m²</td>
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<td>Bedroom 2</td>
<td>3.41m</td>
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<td>13.81m²</td>
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<tr>
<td>Bathroom</td>
<td>2.42m</td>
<td>2.10m</td>
<td>5.08m²</td>
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<td><strong>Total Area</strong></td>
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<td></td>
<td><strong>91m²</strong></td>
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