



HIGH SPECIFICATION APARTMENTS IN LEEDS

Welcome

TO KIRKSTALL ROAD
A NEW PLACE TO CALL HOME



This is a rare opportunity for you to make a statement about your life and aspirations. Situated on Leeds' vibrant and historic Kirkstall Road, this new and exciting development is ready and waiting for you to call it home. Designed with care and exquisite attention to detail, these exclusive apartments are as individual as you.

From the contemporary internal living space, you can step on to your very own private balcony to enjoy stunning panoramic views.

Just a stone's throw from the heart of the bustling city of Leeds, with its thriving cultural scene, bars and restaurants, together with a diverse range of high street and independent shops. Having extensive transport links and being located in the centre of the UK, travelling will be as boundless as your imagination.

An unrivalled collection of distinctive and thoughtful designs to choose from, you'll not only feel right at home, but truly part of an integrated social community.



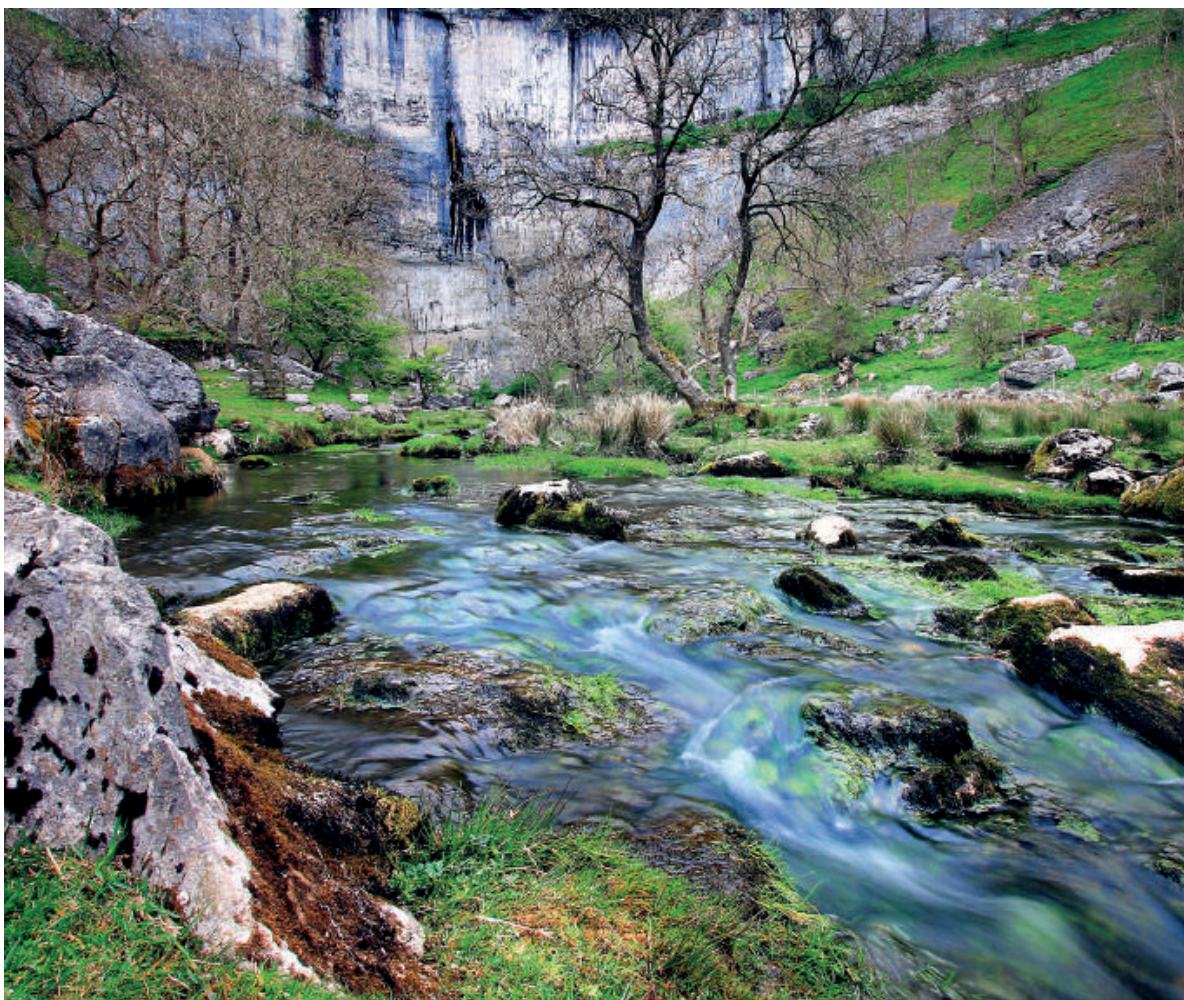
Leeds

THE UNOFFICIAL CAPITAL
OF YORKSHIRE

A city at the heart of the action, bursting with life and cultural energy. A vibrant creative community, with award-winning national theatre and dance companies, a world-class arena and famous premiership football club. A renowned retail destination, where big brands meet Victorian arcades, not to mention a thriving independent food scene you won't find anywhere else. Leeds is a welcoming host for international sporting events, colourful carnivals, and a packed calendar of festivals and events. A skyline filled with breathtaking architecture, and a destination easily reached by road, rail and air.



Leeds is one of the UK's best shopping destinations; you'll find all your favourite high-street names and luxury brands here, but it's the independent shopping and markets that really sets Leeds apart.



From beautiful beaches to charming countryside, Leeds is a central location to many of England's vibrant cities and stunning scenery.



Leeds

THE SURROUNDING AREAS OUTDOORS & COUNTRY ESTATE

Explore outdoors as Leeds is home to a number of beautiful green spaces and gardens. Stroll around the lake at Roundhay Park, one of the biggest and most popular city parks in Europe, or visit Golden Acre Park which is near to two of Leeds' most treasured nature reserves: Breary Marsh and Adel Dam. Take in the historical splendour of Kirkstall Abbey with a visit to the grounds. Beautiful gardens and historic houses await at Temple Newsam, Lotherton Hall and Harewood. And who could forget the dramatic views of Otley Chevin? As Leeds is also the perfect base for exploring the wider area, the stunning Yorkshire Dales national park can be reached in just half an hour.

Leeds

ECONOMY AND DEMOGRAPHICS

One of the fastest growing private sector job markets in the UK. Considered the cultural, financial and commercial heart of the West Yorkshire Urban Area with a population of 1,777,934 (c.80% of West Yorkshire's 2,267,000)

51% of population are private renters within 500 metres of the site.

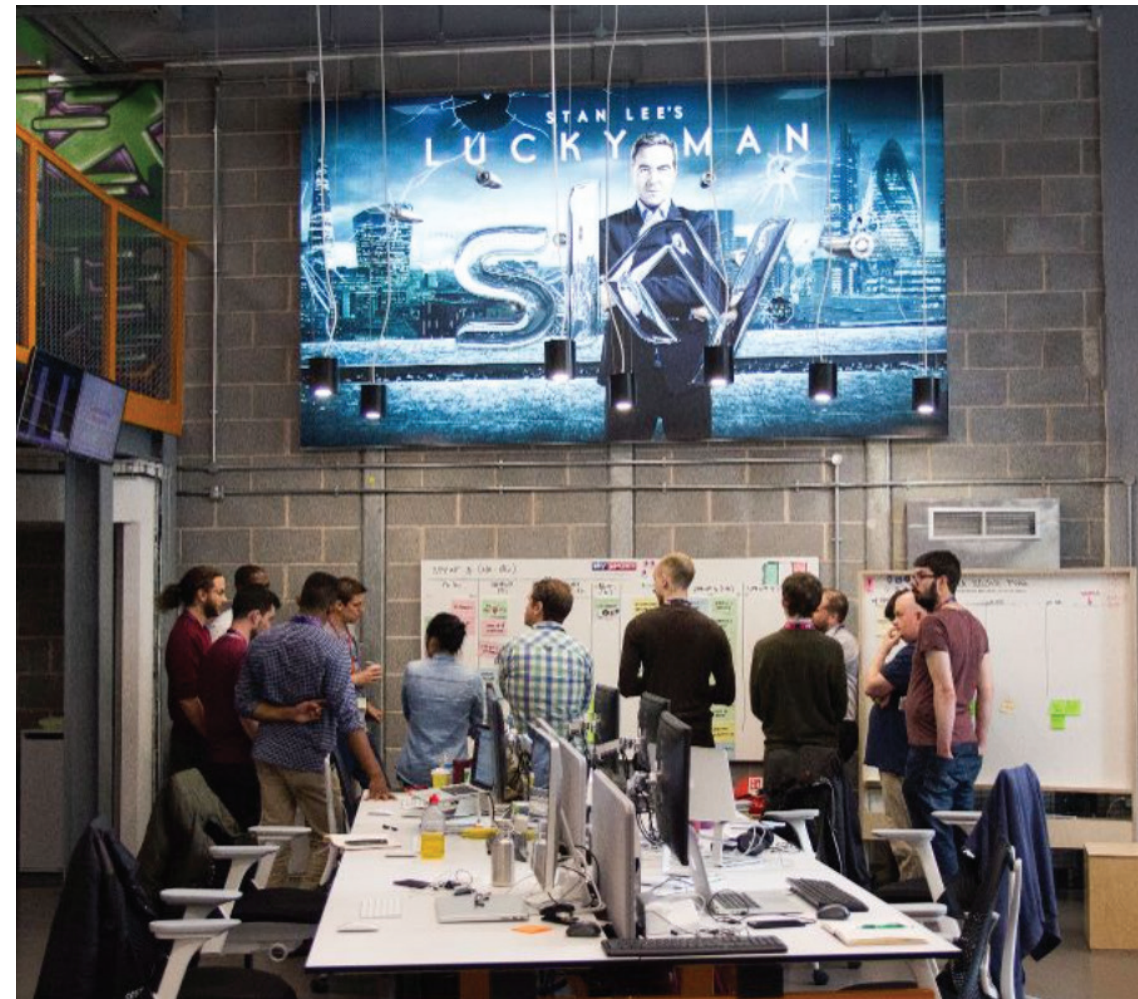
Current housing shortage within Leeds, the City council has pledged to deliver 66,000 new homes by 2028

Leeds City Region has economic output of £56bn, and the largest finance sector outside London and 3rd largest UK manufacturing sector

Over 600,000 sq ft grade A office space under construction – 3:1 private to public sector ratio

36,250 students attended the University of Leeds in 2018/19

Leeds Beckett hosted more than 28,000 students from almost 100 countries around the world;



Google

sky



ASDA



first direct

CAPITA

Leeds has become the largest legal and financial centre outside London with the financial and insurance services industry worth £13 billion to the city's economy. It is also home to some of the countries best known brands, which now includes Channel 4, who relocated to the city in 2019.



Leeds is located at the crossroads of the UK's premier road and rail networks, and is just 7 miles from Leeds/Bradford International Airport connecting with all major European destinations and a wide network of onward connections worldwide.

Leeds

THE CITY WITH A BEATING HEART

Living in Leeds has so much to offer, like the unprecedented travel opportunities right on your doorstep. Over 30 million people a year already take advantage of one of the most connected railway hubs in the UK, with Leeds city station acknowledged as one of the busiest outside London. And if you fancy taking to the skies in search of new horizons, then Leeds Bradford Airport, with its growing list of national and international destinations, is the ideal starting point for your next adventure. Last year alone, over 4 million excited passengers did exactly that.

Leeds is a vibrant and exciting city, and has one of the largest student populations in the UK, attracting students from all over the world. It's a busy and exciting city to live in, full of new possibilities and experiences and the chance to make friends. A great place to live and study, with something for everyone.

With Leeds being nestled right at the heart of the UK, you'll find wherever you need to be or want to discover, your options are limitless. So when it's time to hit the open road, cruise down the slip-road and on to the M1, A1 or M62 and before you know it, you can be in Manchester, York, Wakefield, Sheffield and beyond.



200 miles
120 miles
45 miles

North of London
North East of Birmingham
South West of Manchester



7 Minutes to
7 Minutes to
20 Minutes to
7 Minutes to

University of Leeds
Leeds Beckett University
Leeds Trinity University
Leeds Arts University



2 hours
30 Minutes
50 Minutes

From London by train
To York
To Manchester



1 mile to

First Direct Arena



25 Minutes

Drive to Leeds
Bradford Airport



1 Mile

To main retail centre



8 Minutes
8 Minutes

Drive to Hedgingley Cricket Ground
Drive to Leeds United, Elland Road

The Scheme

TRUE LIVING IN THE HEART OF THE CITY

The new and exclusive Kirkstall Road development offers you the kind of lifestyle you've always dreamt of. Each and every one of the contemporary, designed living spaces uses cutting-edge building techniques to provide you with a very friendly living experience, together with total peace of mind.

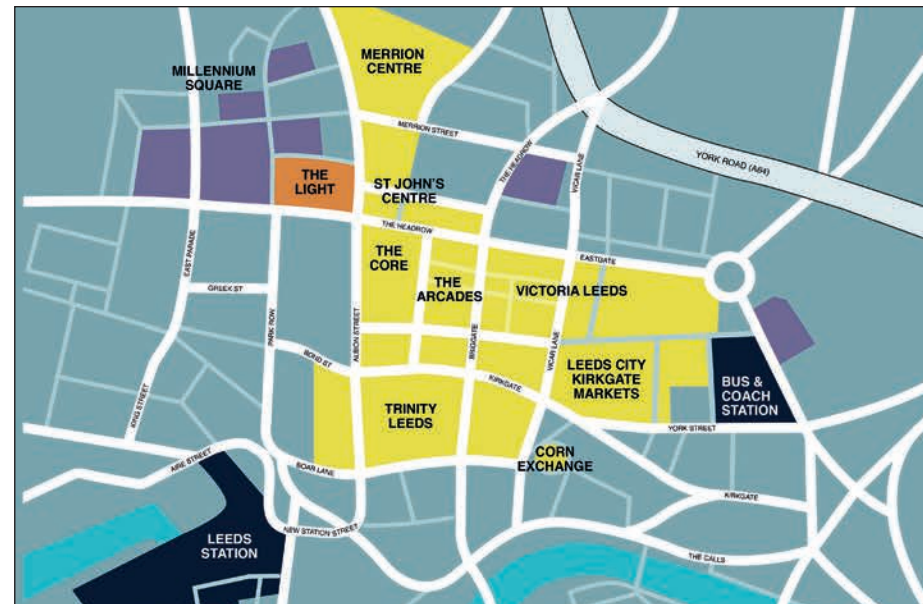
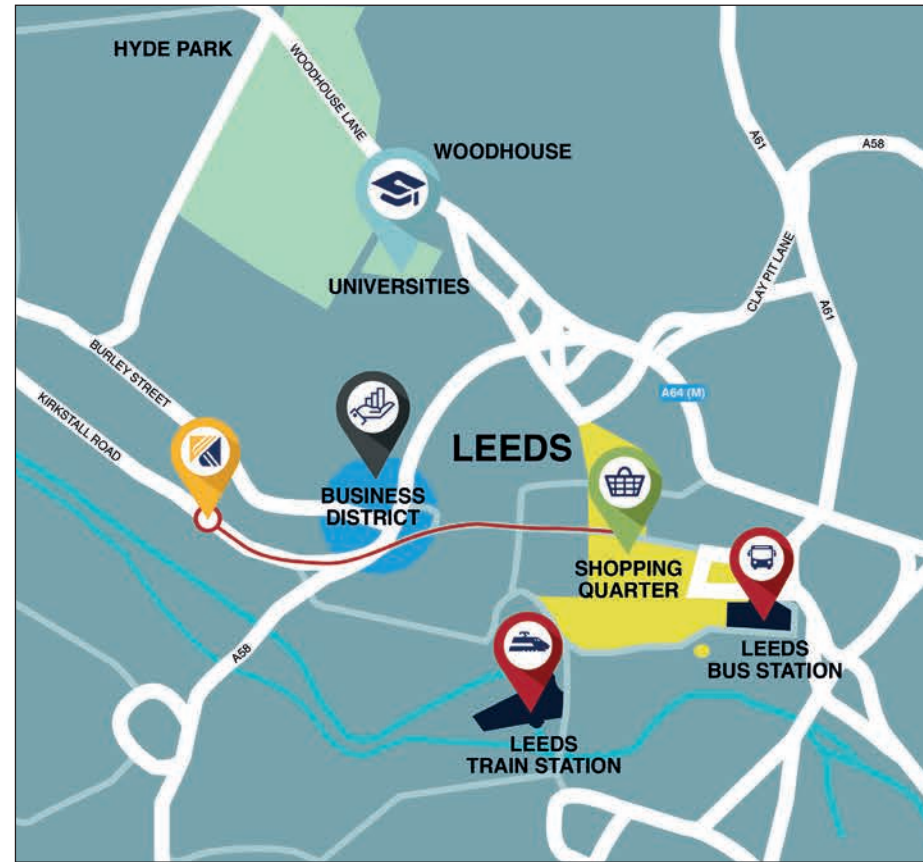
These apartments are available in an extensive variety of styles to suit your life and view of the future. And whether you're looking for a spacious 1- or 2-bedroom apartment, a stunning duplex apartment or an exclusive 3-bedroom penthouse apartment overlooking the city skyline complete with its very own private terrace, then we have the perfect new home just waiting for you to move into.

First impressions really do count, and from the moment you or your guests enter the prestigious ground floor reception, there'll be a welcome waiting like no other. This exciting development has something for everyone, so whether you're eager to move up in the world, or just experience living in one of the most cosmopolitan cities in the country, then the impressive Kirkstall Road is perfect for you.





Leeds is very compact and walk-able, easily accessible by bus, train, or car. Leeds Bradford Airport is just half an hour from the city centre by bus.



Site Location

AT THE HEART OF IT ALL
MODERN URBAN LIVING AT ITS BEST

Living in the Kirkstall Road development puts you in more than just a strategic location

Considerable investment in the area means you can now take full advantage of the expanding leisure and retail opportunities that are turning the area into a vibrant and welcoming place to call your home. You'll find everything right on your doorstep too, from somewhere to enjoy a relaxing coffee with friends to chat and watch the world go by, to Leeds city square with its busy restaurants, bars and Trinity Shopping Centre is just a 15-minute stroll away. And, if a spot of up-market retail therapy is called for, then you're in the right place. Leeds' new and prestigious shopping quarter boasts names such as Harvey Nichols, Paul Smith and Vivienne Westwood as well as being the home to the largest John Lewis store outside London.

So whether you looking to experience living a cosmopolitan life in Leeds city centre, or investing in the fastest growing city in Britain, Kirkstall Road development is ready and waiting for you now.

Apartments

SPECIFICATIONS

Beautifully designed, fully equipped apartments with everything you'd expect of a modern urban development.

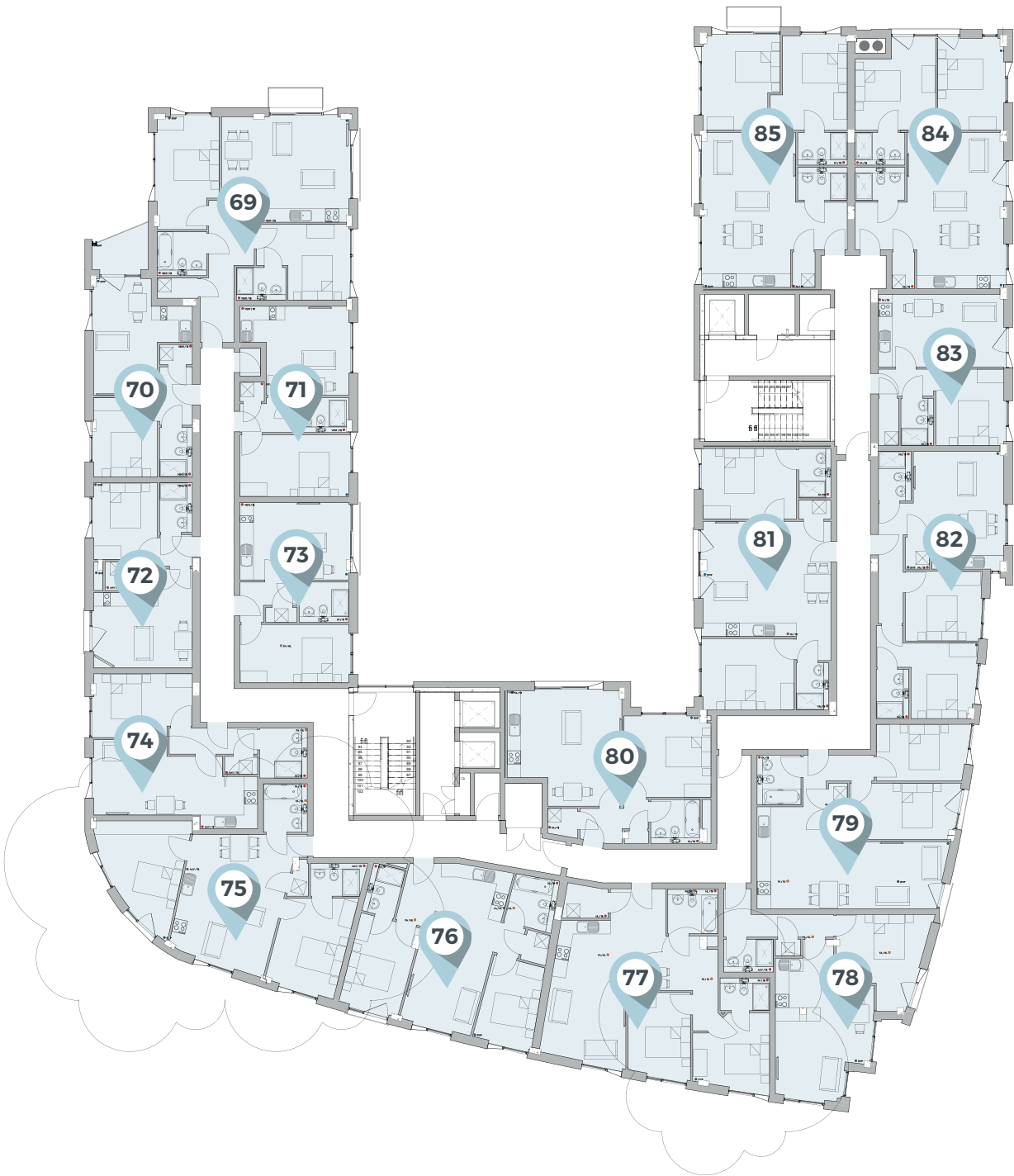
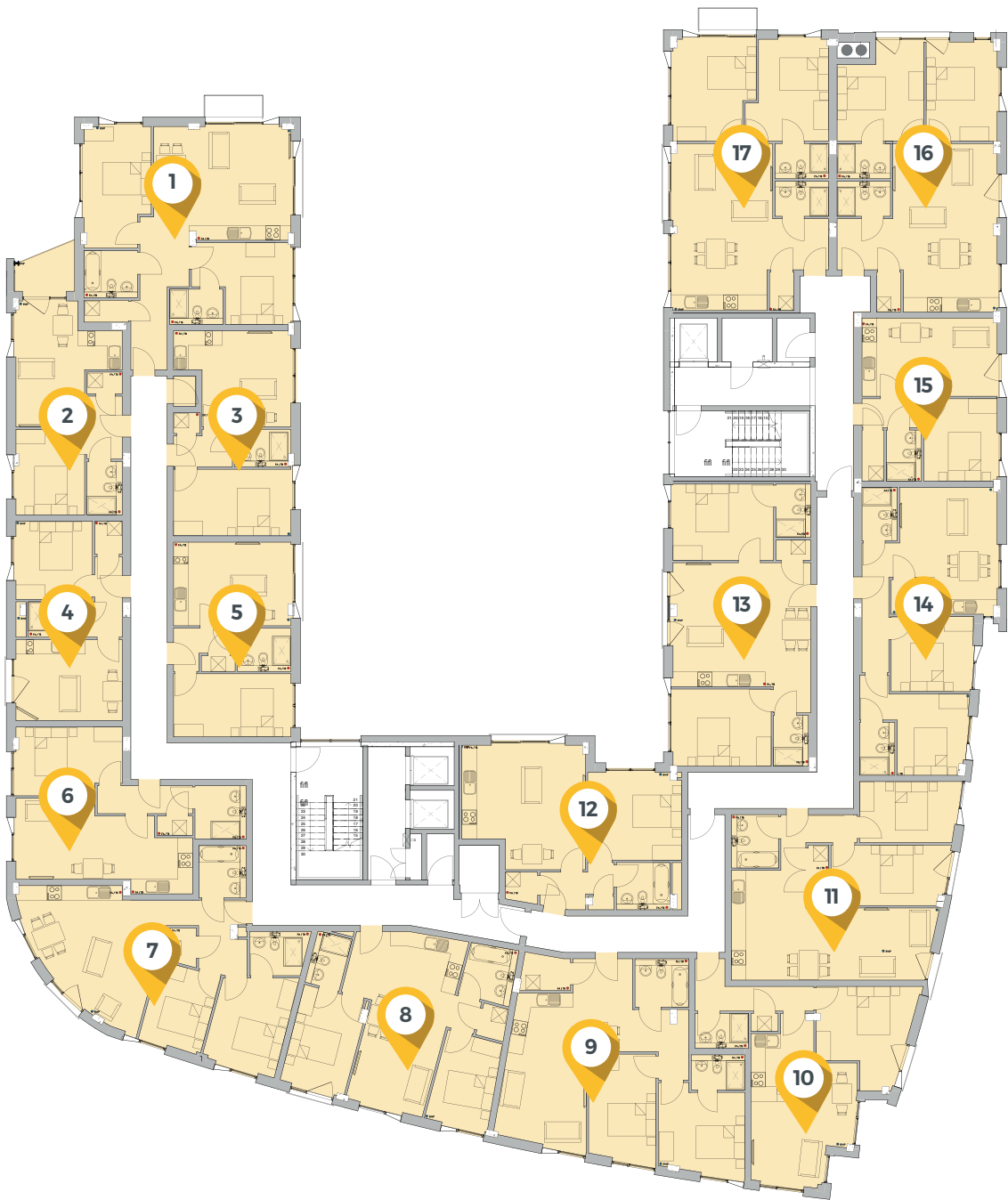
- Modern fitted kitchens with built in oven, hob & hood
- Integrated appliances
- Stylish bathrooms with vanity units and tiled floors
- Flooring provided throughout
- Attractive ironmongery throughout
- Veneered internal doors
- Large terraces to selected apartments
- Low Energy lighting throughout
- Intercom entry to apartments
- Advantage 10 year CML compliant warranty
- Parking spaces available to purchase
- Secure cycle storage
- Building reception area
- Furniture packs available
- Lifts to all floors
- Prestigious Penthouses



Levels 1-4

- Apartment 1: 2 bedroom B
- Apartment 2: 1 bedroom B
- Apartment 3: 1 bedroom
- Apartment 4: 1 bedroom
- Apartment 5: 1 bedroom
- Apartment 6: 1 bedroom
- Apartment 7: 2 bedroom
- Apartment 8: 2 bedroom
- Apartment 9: 2 bedroom
- Apartment 10: 2 bedroom
- Apartment 11: 2 bedroom
- Apartment 12: 1 bedroom
- Apartment 13: 2 bedroom
- Apartment 14: 2 bedroom
- Apartment 15: 1 bedroom
- Apartment 16: 2 bedroom
- Apartment 17: 2 bedroom B

Apartments:
18 - 19 - 29 - 34 - 35 - 36 - 51 - 52 - 53 - 63 - 68.
All have balconies



Level 5

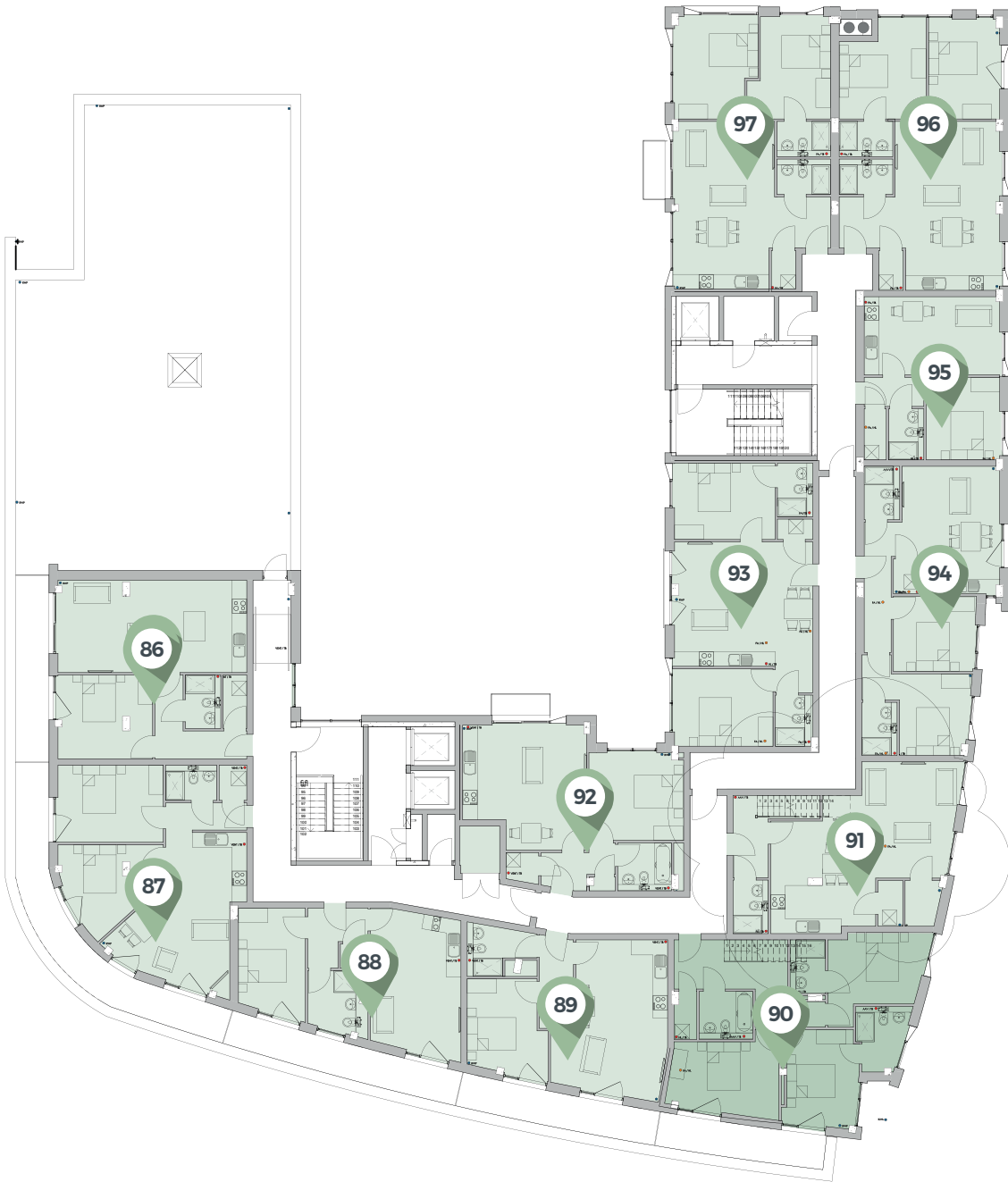
- Apartment 69: 2 bedroom B
- Apartment 70: 1 bedroom B
- Apartment 71: 1 bedroom
- Apartment 72: 1 bedroom
- Apartment 73: 2 bedroom
- Apartment 74: 1 bedroom
- Apartment 75: 2 bedroom
- Apartment 76: 2 bedroom
- Apartment 77: 2 bedroom
- Apartment 78: 1 bedroom
- Apartment 79: 2 bedroom
- Apartment 80: 1 bedroom
- Apartment 81: 2 bedroom
- Apartment 82: 2 bedroom
- Apartment 83: 1 bedroom
- Apartment 84: 2 bedroom
- Apartment 85: 2 bedroom B

B = BALCONY

Level 6

- Apartment 86: 1 bedroom T
- Apartment 87: 2 bedroom T
- Apartment 88: 1 bedroom T
- Apartment 89: 1 bedroom T
- Apartment 90: 2 bedroom T
- Apartment 91: 2 bedroom T
- Apartment 92: 2 bedroom B
- Apartment 93: 2 bedroom
- Apartment 94: 2 bedroom
- Apartment 95: 1 bedroom
- Apartment 96: 2bedroom
- Apartment 97: 2 bedroom B

B = BALCONY
T = TERRACE



Level 7

- Apartment 98: 2 bedroom T
- Apartment 99: 2 bedroom
- Apartment 100: 2 bedroom T
- Apartment 101: 1 bedroom
- Apartment 102: 2 bedroom B
- Apartment 90: 2 bedroom T
- Apartment 91: 2 bedroom T

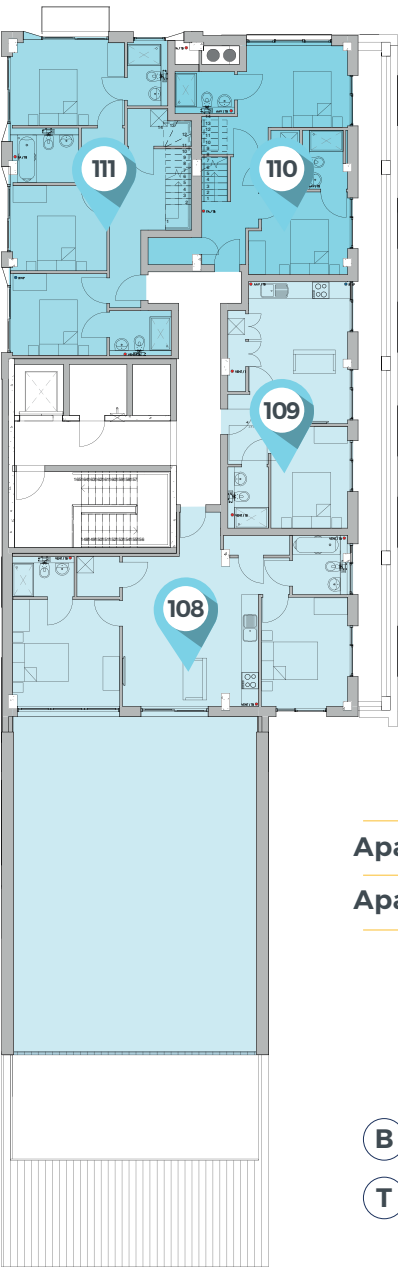
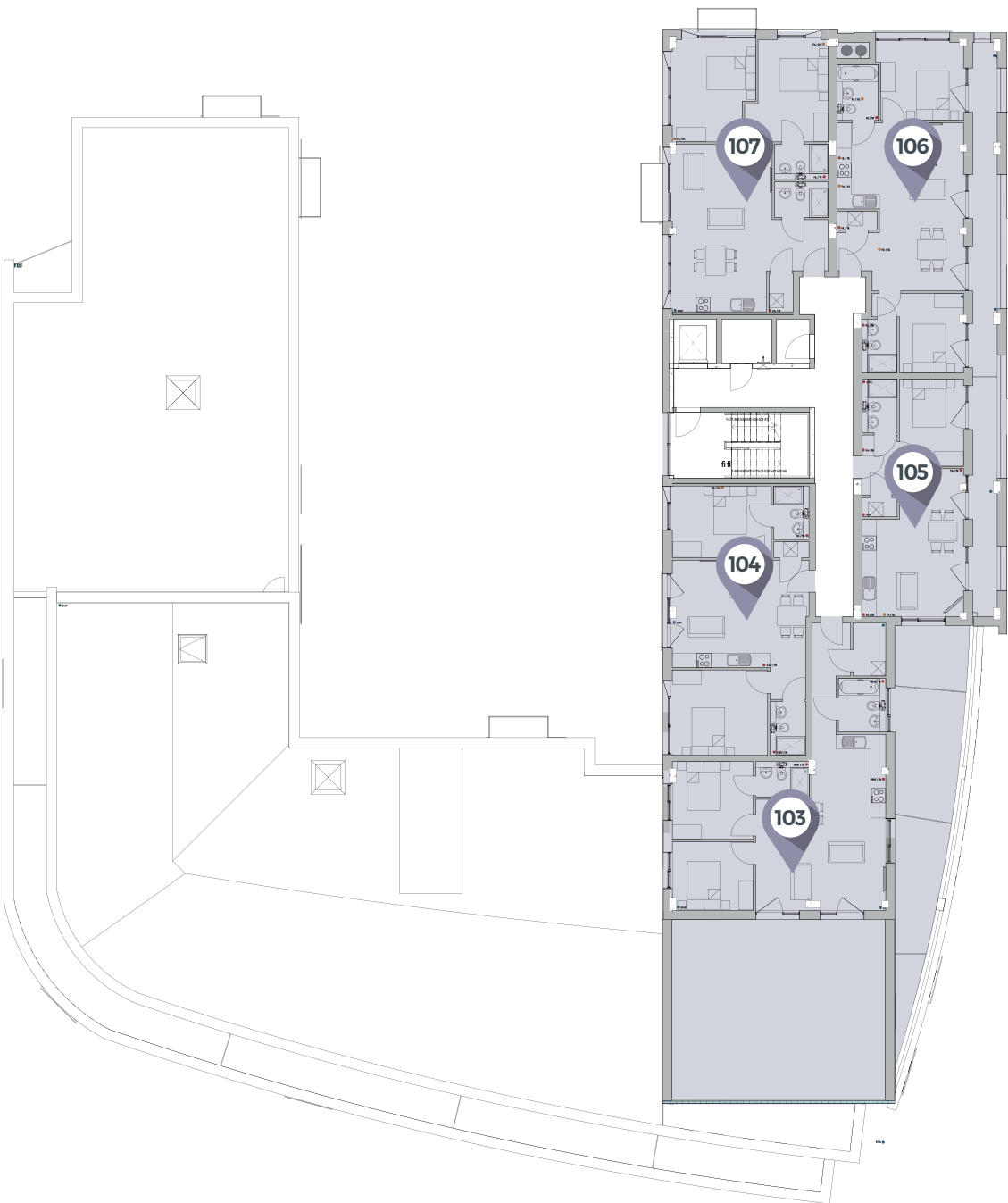
B = BALCONY
T = TERRACE



Level 8

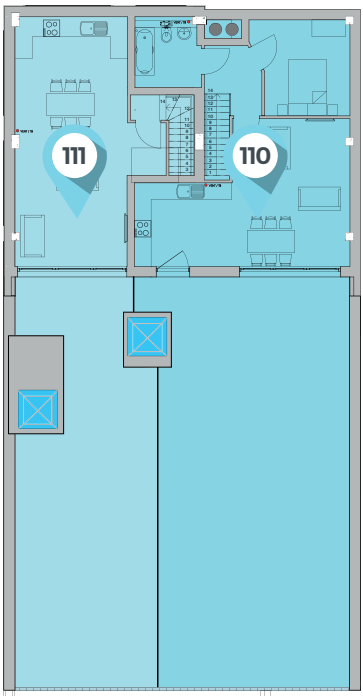
- Apartment 103: 2 bedroom T
- Apartment 104: 1 bedroom
- Apartment 105: 2 bedroom T
- Apartment 106: 2 bedroom T
- Apartment 107: 2 bedroom B

B = BALCONY
T = TERRACE



- Apartment 108: 2 bedroom T
- Apartment 109: 1 bedroom

B = BALCONY
T = TERRACE



Levels 9-10

- Apartment 110: 2 bedroom T
- Apartment 111: 2 bedroom T



KMRE'S

INVESTMENT OPPORTUNITIES

This is an exciting opportunity to invest in one of Leeds's most prestigious urban developments.

Whether you are looking to purchase your dream home, or looking to invest in your next rental opportunity, we have many options available to suit your needs.

The new apartment are being built to the highest standards with energy efficiency and quality of living in mind.

Investors can take advantage of the KMRE Group investor pack which offers a hassle free purchase and includes a contemporary furniture pack and a reduced fee management service for 24 months.

Even more reason to make this your next investment.



KMRE GROUP

HIGH SPECIFICATION HOMES IN LEEDS



KMRE is an experienced property developer focused on PRS, residential housing developments and purpose-built student accommodation sectors in established cities across the UK. Currently delivering schemes in Nottingham and Leeds, as well as having recently completed a scheme in Sheffield, KMRE has an extensive track record with a substantial development pipeline across the UK. Recent projects include Mabgate Gateway, St Marks Court, Trippet Lane, The Yacht Club and Hindle huse both in Nottingham.
www.kmregroup.co.uk



Crown Leeds Ltd are the main contractor selected by KMRE Group to deliver the Kirkstall road project. They are a highly experienced team that are used to delivering exclusive residential projects

Management is available, to any purchaser or investor. So contact a member of our team, to discover our various rental options to maximise your investment.





ANOTHER DEVELOPMENT BY



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