



# WELCOME TO ST ANDREWS GRANGE

An exclusive new development of stylish new apartments, contemporary 3 bedroom town houses plus a 4 bedroom town house in Armley, Leeds.

## FEATURES

- ✓ Just 10mins from Leeds City Centre
- ✓ Enjoy an easy commute to Leeds or Bradford
- ✓ Great range of local amenities in Armley Town Centre
- ✓ Buses to Leeds City Centre every 10mins
- ✓ Good local schools
- ✓ Local parks, leisure facilities & sports pitches

FOR MORE INFORMATION  
CALL 0113 244 1960

Email: [sales@kmregroup.co.uk](mailto:sales@kmregroup.co.uk)  
[www.kmrehomes.co.uk](http://www.kmrehomes.co.uk)

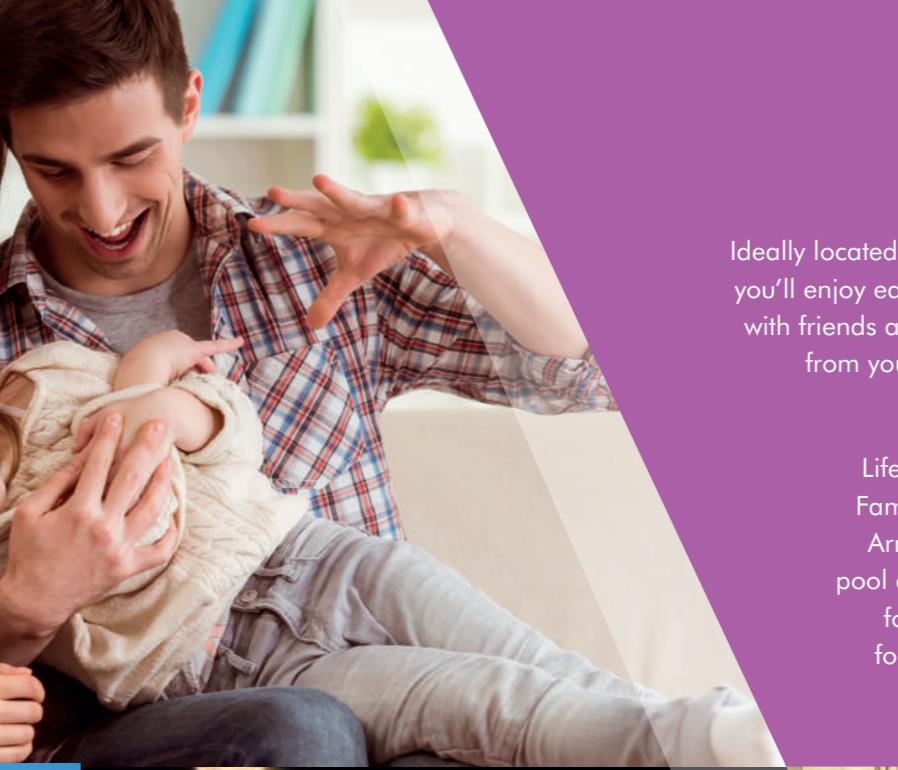


## LIVE THE LEEDS LIFESTYLE

Leeds is an up-and-coming, vibrant city in the heart of Yorkshire. Named the best shopping destination in the UK, Leeds combines luxury designer arcades with quirky boutiques and high street brands in its many shopping centres including Trinity and the brand new Victoria Gate.

The lively city centre is home to mesmerising Edwardian and Victorian architecture and hosts a wide variety of fantastic restaurants, bustling bars, festivals, museums and live entertainment venues, so you'll never be short of things to do. As the largest legal and financial centre in the UK outside of London, with the country's fourth largest urban economy, it is a thriving and exciting place to both live and work.

Served by four universities with a huge student population, Leeds certainly isn't short of life and is an ever-evolving and growing city.



## A FANTASTIC LOCATION

Ideally located in Armley, just 10 minutes from the very heart of Leeds City Centre, you'll enjoy easy access to all the amenities you could possibly need. Evenings out with friends and family or a spot of retail therapy need only take you just minutes from your own front door with a choice of hundreds of bars, restaurants and shops on offer just a short bus ride away.

Life at St Andrews Grange doesn't stop once you leave the City Centre. Families will be delighted with the choice of local schools, whilst nearby Armley Leisure Centre offers excellent fitness facilities including a gym, pool and a great range of exercise classes. Alternatively, if you're looking for a more relaxing way to spend a day, Armley Park is the ideal spot for walking the dog, taking a stroll or making use of the tennis courts, football pitches, children's play area and more.



## SURROUNDING AREAS

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

- Fancy escaping city life for the weekend? Leeds is less than a two-hour drive from the historic coastal town of Whitby and the picturesque Lake District.
- Popular cities Manchester, York and Sheffield are around an hours drive away
- The city has excellent and frequent train connections including a direct train line to London.
- Yorkshire's Bolton Abbey boasts historic ruins and acres of countryside, woodland and rivers to explore or visit Harewood House to get a taste of 18th century England.



## WHAT'S ON YOUR DOORSTEP?

ASDA Supermarket (1.2 miles)  
ALDI Supermarket (1.3 miles)  
Cardigan Fields Leisure Complex (1.4 miles)  
Whingate Primary School (0.4 miles)  
Armley Primary School (0.5 miles)  
Thornton Medical Centre (1.5 miles)  
Windmill Dental Centre (0.6 miles)  
Leeds General Infirmary (2.6 miles)  
Trinity Shopping Centre (3.5 miles)  
Victoria Gate Shopping Centre (3.8 miles)  
First Direct Arena (3.1 miles)



1 & 2 BEDROOM APARTMENTS



THE PERTH  
2 BEDROOM HOME



THE ABERDEEN  
3 BEDROOM HOME



THE EDINBURGH  
4 BEDROOM HOME



**St Andrew's  
Grange**



# APARTMENTS & FLATS SPECIFICATION

At KMRE Homes we pride ourselves on delivering quality homes in great locations. All our apartments at St Andrew's Grange come with the following specification:

- Stylish bathroom suites with over the bath showers and modern fittings
- Luxury ensuites with low profile shower trays
- Full height tiling around the bath and to all wet areas
- Energy efficient homes with quality windows and insulation
- Energy efficient electric heating
- Television points in both the lounge and master bedroom
- Smoke detectors fitted as standard
- Quality internal doors finished with chrome ironmongery
- Secure entry intercom system
- Individual apartment mailboxes
- 10 year CML compliant warranty
- Modern fitted kitchens designed to maximise space
- Built in oven, hob and stainless-steel extractor as standard
- Low energy LED downlighters to kitchen and bathrooms
- Flooring provided throughout including laminate, carpet and cushion flooring to the bathrooms





# DREWS GRANGE APARTMENTS

**G THE INVER  
1 BEDROOM  
APARTMENT**

- ✓ Open Plan Living Area
  - ✓ Lounge Area
  - ✓ Stylish Kitchen
  - ✓ Large Master Bedroom
  - ✓ Dining Area
  - ✓ Built In Storage Cupboards

S THE GLASGOW  
2 BEDROOM  
APARTMENT

- ✓ Ideal for Couples or Sharers
  - ✓ Dining & Lounge Areas
  - ✓ Master Bedroom with En-suite
  - ✓ Bathroom with Built in Storage
  - ✓ Open Plan Living Area
  - ✓ 10 Minutes from Leeds City Centre

W

- es or Sharers  
e Areas  
n  
Built  
ng Area  
n  
re



# THE STIRLING STUDIO APT

# THE INVERNESS 1 BED APT

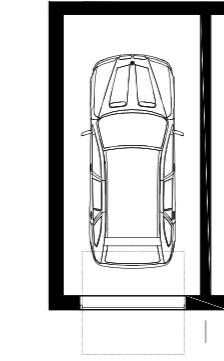
THE GL  
2 BED A

C6



## ST ANDREWS GRANGE THE PERTH - 2 BEDROOM FLAT

- ✓ Ideal for Couples or Singles
- ✓ 2 Generous Double Bedrooms
- ✓ Combined Kitchen, Dining & Lounge Area
- ✓ Master Bedroom En-suite
- ✓ Delightful Juliette Balcony



Ground Floor



First Floor



# TOWN HOUSES SPECIFICATION

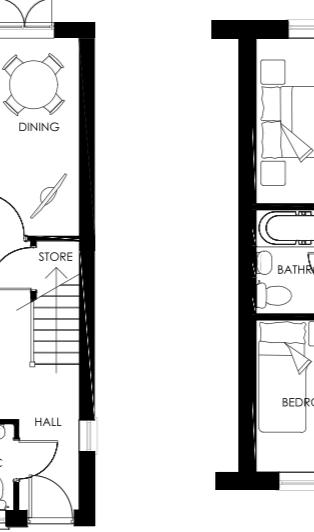
At KMRE Homes we pride ourselves on delivering quality homes in great locations. All our homes at St Andrew's Grange come with the following specification:

- Stylish bathroom suites with over the bath showers and modern fittings
- Luxury ensuites with low profile shower trays
- Full height tiling around the bath and to all wet areas
- Energy efficient homes with quality windows and insulation
- Gas central heating as standard
- Television points in both the lounge and master bedroom
- Smoke detectors fitted as standard
- Quality internal doors finished with chrome ironmongery
- Multipoint locking system on all external doors
- All rear gardens enclosed for privacy
- 10 year CML compliant warranty
- Modern fitted kitchens designed to maximise space
- Built in oven, hob and stainless-steel extractor as standard
- Low energy LED downlighters to kitchen and bathrooms

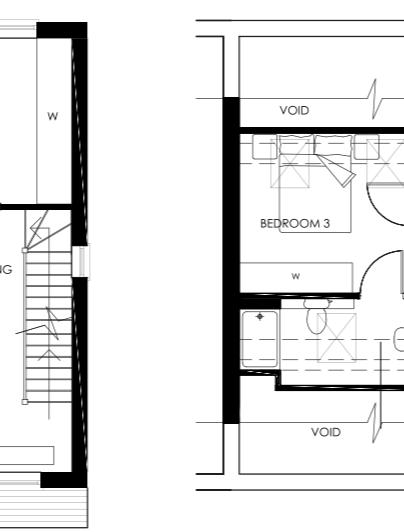


## ST ANDREWS GRANGE THE ABERDEEN 3 BEDROOM TOWN HOUSE

- ✓ Spacious 3 Bedroom Home
- ✓ First Floor Main Bathroom
- ✓ Light & Airy Master Suite
- ✓ Open Plan Lounge Diner
- ✓ Master Bedroom En-suite
- ✓ Rear Garden with French Doors



Ground Floor



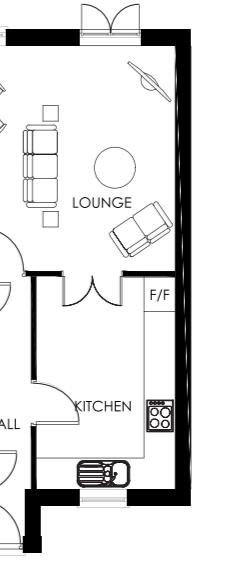
First Floor



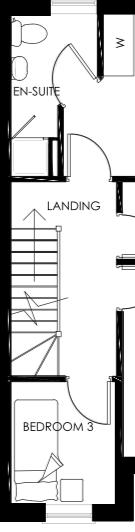
Second Floor

## ST ANDREWS GRANGE THE EDINBURGH 4 BEDROOM TOWN HOUSE

- ✓ 2 En-Suite Bathrooms
- ✓ Double Doors
- ✓ Detached Garage
- ✓ 4 Spacious Bedrooms
- ✓ Open Plan Lounge/Diner
- ✓ Built In Storage Cupboards
- ✓ Family Bathroom
- ✓ Ground Floor Cloakroom



Ground Floor



First Floor



Second Floor

## FURNITURE PACKS

Looking at making your house a home?

We have some exciting furniture packs available that are designed around each home's layout.

Customise to suit your own unique style by choosing from our range of elegant and classy pieces, transforming your house into an individual and stylish home.

Tailor your furniture pack to suit your tastes and lifestyle, from our chic mirrored tables to luxurious lounge chairs.



We are a Leeds based developer with a Yorkshire focus. We centre our attention on acquiring land, obtaining planning permission and delivering quality residential investment (PRS) and purpose built student accommodation (PBSA) schemes. Recently, we have carried out the conversion of a 20/20 building near Mabgate and begun development on a purpose built 63-bedroom student scheme in Sheffield.



Niche Homes Ltd specialise in luxury city living for students and professionals and are the management agents for St Andrews Grange. With a wealth of experience in the purpose built rental sector, their expert staff will ensure your investment delivers a return.



Hollycroft Construction Ltd has been appointed as the building contractor for this project. Hollycroft boast an abundance of experience and are currently delivering over £20m of projects for KMRE Group.

Brought to you by

