



We modernised this hallway by changing the flooring and having moulding added to the original doors and having them spray painted in a factory to get a perfect finish before adding new door furniture.



Newly fitted kitchen in a Clarence Dock apartment



Many city centre bathrooms are now looking dated but a complete refit shows what is possible in this city centre apartment we modernised in 2018.



French doors added from the lounge to bed 2 to create access to a home study/library

TIME TO CHANGE!

THIS MONTH CITY DWELLER MAGAZINE'S COLUMNIST CHRISTINE YORATH TALKS ABOUT THE BENEFITS OF CHANGE



Many of the readers of this column are city centre apartment dwellers and I am sure that many of you recognise that when you call into a neighbours apartment it may often feel very much like the one you live in and that, of course, is because most city centre developments in Leeds were mass produced with very little variation, if any, in the specifications between one apartment and another in the same block and quite often a

developer would use the same specification in each of their developments.

We have had quite a few years with not much going on in terms of new schemes in Leeds city centre although it has started again more recently but many of the larger established developments and now 15 to 20 years old and landlords and owner occupiers alike are realising refurbishment is imminent. This is a great opportunity to individualise the space. Several of my friends live in the city centre and certainly of those who are owner occupiers most of them have beautifully individualised their spaces.

The images shown here illustrate two very contrasting refurbishments we have carried out in Leeds city centre apartments. One client gave us the brief that they wanted to look reminiscent of their Copenhagen origins with lots of white whereas the other client wanted dark moody and dramatic.

In the first apartment we put French doors between the lounge and bedroom 2 to create a book filled home office, we replaced the wood flooring throughout with real wood which was slightly lighter and better quality than the original and all internal doors were sprayed white and then the owners own character and life shone through.

In the other apartment shown here we added moulding details to all the doors and then had them sprayed a light grey and the ginger/brown coloured window frames were painted along with the skirting boards in Farrow and Ball Charleston grey. The old dated kitchen and bathrooms were replaced in-keeping with the scheme and dark laminate flooring and grey satin soft carpet was used for the new flooring.

Both clients had given us a specific brief and although quite different to each other it is clear that even when apartments start life looking mass produced they

don't have to stay that way.

Whether you're an owner occupier wanting an individual style or a landlord wanting to have a more easily rentable apartment at an enhanced rental income its time in many developments to think about the time to change!

For more advice go to www.christineyorath.com or get in touch by emailing christine@yorathgroup.com or ringing 07836 737300.

*Till next time
Christine*

