



REGENTS QUAY, 6  
BOWMAN LANE,  
HUNSLET, LEEDS,  
WEST YORKSHIRE,  
LS10 1HF  
£175,000  
2 Bedroom Flat

LINLEY &  
SIMPSON

This 701 sqft, 2 bedroom, 2 bathroom, contemporary apartment, is located on the 1st floor of this sought after riverside development.

The open plan living area is a good size, with floor to ceiling windows at one end - that provide access to a large covered balcony, offering east facing views towards the River Aire.

Off the entrance hall is the family bathroom, a large storage cupboard, boiler cupboard and 2 bedrooms - the main having built-in wardrobes, a fully tiled en-suite shower room and its own river facing balcony.

CURRENTLY RENTED until August 2023 @ £885pcm, with a potential rent of £950pcm.

The Vendor informs us of the following charges: -

Ground Rent: - £175.00pa / Service Charge: - £2,727.72pa / Communal Charge: - £200.00pa

The Lease runs for 999 years from 2003.

EWS1 compliant.

PLEASE NOTE:- The en-suite and bathroom images are from a similar property and are of the same specification.

### **THE DEVELOPMENT:-**

Brewery Wharf is one of the most sought after addresses in the city, with an on-site concierge, well-kept communal gardens and fabulous views over the River Aire.

There is also an on-site residents gym, which includes a sauna, and unusually, this development has gas, so is only one of 5 in the city centre!

### **LOUNGE:-**

The lounge is rectangular in shape and will allow for two sofas, a coffee table and audio/visual unit. Floor to ceiling windows provide access to a large covered balcony, ideal for alfresco dining - with views being afforded over the landscaped gardens of Brewery Wharf below and towards the River Aire beyond.

### **KITCHEN:-**

Forming part of the open plan living space, is a spacious dining/kitchen. The cupboards are beech in colour, with black granite effect worktops. Built-in stainless steel appliances include, a gas oven, with matching hob and extractor hood, dishwasher, full size fridge-freezer and free-standing washing machine.

### **BEDROOM 1:-**

The main bedroom is a typical size for the development and comes complete with built-in wardrobes. The room benefits from a fully tiled en-suite shower room, with mixer controlled double shower - as well as a private river facing balcony.

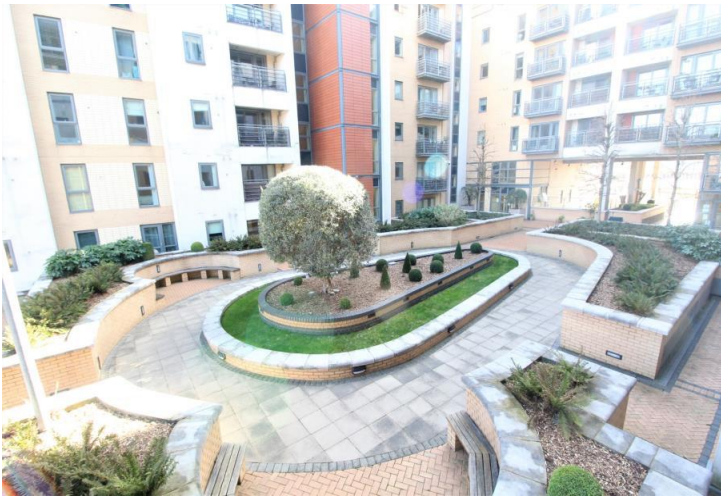
### **BEDROOM 2:-**

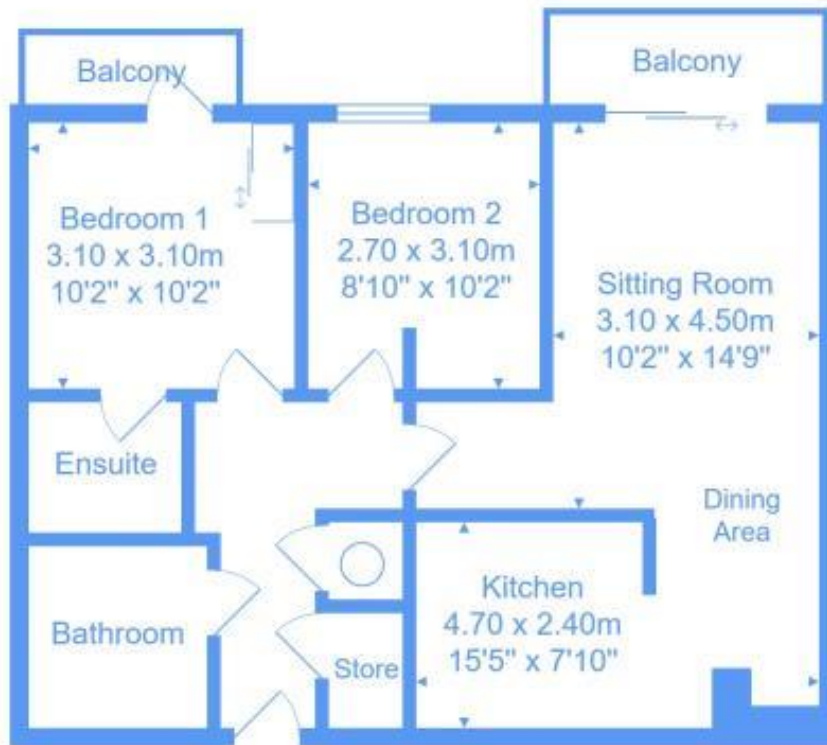
The second bedroom is a good double, which is unusual for Brewery Wharf and therefore making it ideal for owner-occupiers and sharers alike.

### **EN-SUITE / HOUSE BATHROOM**

Both the en-suite and house bathroom are mostly tiled - offering white suites including, floating toilets, mixer controlled showers, built-in mirrored storage and chrome heated towel rails.







Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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