



ST JAMES QUAY, 4
BOWMAN LANE,
HUNSLET, LEEDS,
WEST YORKSHIRE,
LS10 1HQ

£240,000

2 Bedroom Flat

FREE Viewing

LINLEY &
SIMPSON

This well presented 2 bedroom, 2 bathroom apartment, is located on the 6th floor of this sought after riverside development.

Offered chain free, the open plan living area offers a large recessed kitchen, dedicated dining space and lounge - as well as access to decked balcony.

Off the entrance hall is a contemporary bathroom, large storage/boiler cupboard and 2 double bedrooms, both with built-in wardrobes - the main also having an en-suite shower.

One allocated basement parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £175pa / Service Charge - £2,800.16pa / Communal Charge - £312pa

Lease Term - 999 years from 2002

EWS1 compliant.

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 spacious open plan living space, is a great size and occupies an east facing aspect. Glazed sliding doors provide access to a decked balcony, that offers panoramic city and river views.

KITCHEN / DINER:-

Tucked away from the lounge, is the recessed kitchen - with dining area adjacent. The cupboard fronts are beech inspired, finished off with matt granite effect work tops and under cupboard feature lighting. The kitchen features an array of built-in appliances, including a dishwasher, washing machine, full size fridge-freezer, gas oven and hob, with stainless steel extraction hood over.

BEDROOM 1:-

The principal bedroom comes with built-in wardrobes and access to an en-suite shower room. The room will allow for a double bed, side tables and drawers - with east facing views being afforded from its full height picture window.

BEDROOM 2:-

The second bedroom, which is currently arranged as a home office/guest room, also comes with built-in wardrobes. The room will allow for a double bed, side tables and drawers - making it ideal for owner-occupiers and sharers alike.

EN-SUITE / HOUSE BATHROOM:-

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





Total Area: 69.9 m² ... 753 ft² (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) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.