





ST JAMES QUAY, 4
BOWMAN LANE,
HUNSLET, LEEDS,
WEST YORKSHIRE,
LS10 1HQ
£240,000
2 Bedroom Flat

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 en-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:-

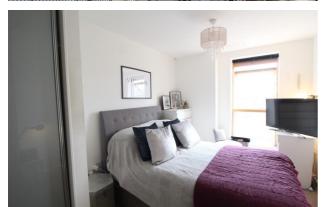
The second bedroom, which is currently arranged as a home office/guest room, also comes with built-in wardrobes. The room will allow for a double bed, side tables and drawers - making it ideal for owner-occupiers and sharers alike.

# **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.









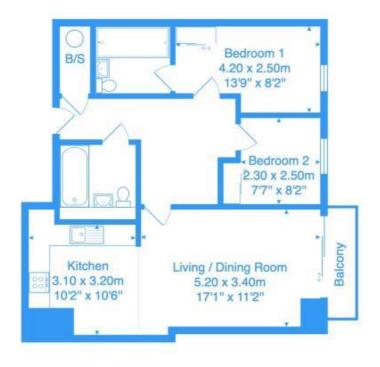








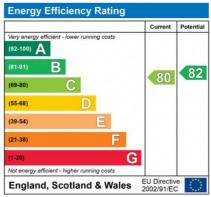




Total Area: 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

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