



BALMORAL PLACE, 2
BOWMAN LANE,
HUNSLET, LEEDS,
LS10 1HQ
£200,000
2 Bedroom Flat
EPC Rating: B

LINLEY &
SIMPSON

This well presented 2 bedroom, 2 bathroom contemporary apartment, is located on the 5th floor of this sought after riverside development.

Offered chain free, the open plan living area offers a recessed kitchen, ample space for both dining and lounging and access to a generous balcony, via floor to ceiling sliding doors.

Off the spacious entrance hall, which is in need of a cosmetic uplift, is a contemporary house bathroom, large storage/boiler cupboard, 2 bedrooms, both with built-in wardrobes - the principle having a an en-suite shower room.

One allocated basement parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £175pa / Service Charge - £2,312.00pa

Lease Term - 999 years from 2002

Like many properties in this location, this car park may be at risk of flooding and you should seek more information from the Environment Agency before proceeding.

The 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 / DINING:-

The open plan living space is a lovely size and occupies a north facing aspect, with views over the perfectly manicured communal gardens below and river beyond - from its generous covered balcony. The room is a good rectangular shape, allowing for the easy positioning of furniture for both lounging and dining.

KITCHEN:-

Forming part of the open plan living space is this recessed and modern kitchen. The cupboards are cherry wood in colour and features an array of built-in appliances, including a full-size fridge freezer, washer/drier, dishwasher, oven with gas hob and stainless steel extraction hood - all finished off with matt granite effect work tops.

BEDROOM 1:-

The master bedroom comes complete with a built-in wardrobe and has city views towards the south from its full height picture window. There is also the added benefit of a fully tiled en-suite shower room, with mixer controlled double shower.

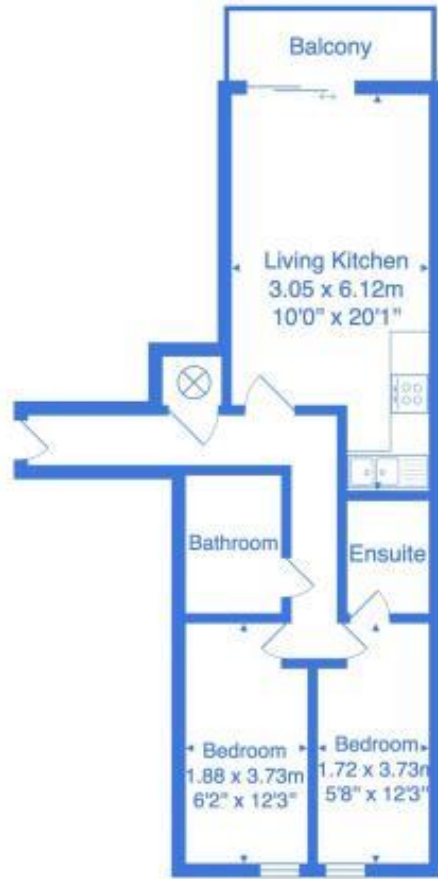
BEDROOM 2:-

The second bedroom is a good double, offering south facing views towards the old brewery site. This room will allow for a 3/4 double bed, side tables and a chest of drawers - with there being a full height built-in wardrobe for hanging clothes and hiding things away.

EN-SUITE / HOUSE BATHROOM:-

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





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B	82	83	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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