



CLARENCE HOUSE,
THE BOULEVARD,
LEEDS, WEST
YORKSHIRE, LS10
1LH
£137,000
1 Bedroom Flat

LINLEY &
SIMPSON

Forming part of the popular development of Leeds Dock, is this well presented, 12th floor, 1 bedroom apartment.

Available furnished, the open plan living area easily caters for dining and lounging - both of which benefit from a huge feature window, which floods the space with light.

The galley style kitchen offers a range of built-in appliances and black granite effect work tops.

Located off the entrance hall, is a contemporary and modern bathroom, large storage/cylinder cupboard and a good size double bedroom.

The Vendor informs us that the following charges apply:-

Ground Rent - £250.00pa / Service Charge - £1,250.60pa, including water charges

Lease Term - 150 years from 2002.

AVAILABLE IMMEDIATELY, with a potential rent of £750pcm.

EWS1 compliant.

THE DEVELOPMENT

Leeds Dock is an award winning development by the renowned developer, Crosby Homes. Set around the old dockland of the city, it offers tranquil waterside living - with the city centre, the Calls and Brewery Wharf, only being a short walk away. There are a variety of on-site bars, shops and restaurants, including a Pizza Express and The Chandelier - along with a Tesco Express, coffee shop and gym.

LOUNGE / DINING ROOM

The quirky light and bright lounge, is a good size - with plenty of room for lounging and dining for 4, if so desired. A huge and almost floor to ceiling feature window, floods the space with light and offers far reaching views over the city beyond, in a westerly direction.

KITCHEN

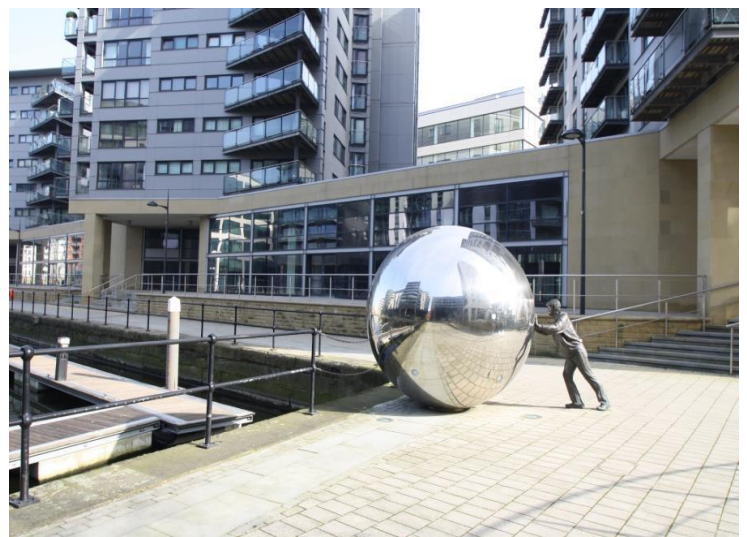
The recessed galley kitchen is well fitted - with cherry colour cupboard fronts, finished off with black granite effect work tops. High end built-in appliances include, an electric oven, halogen hob, full size fridge-freezer and washer dryer.

BEDROOM

The bedroom is a good size, very light and bright - thanks again to a huge feature window, which offers panoramic city views to the west. The room easily allows for a king-size bed, side tables drawers and extensive wardrobes if so desired.

BATHROOM

The house bathroom is modern and contemporary, with a white suite and designer chrome fixtures and fittings by Villeroy and Boch. The built-in storage is finished off in oak with glass shelving and the shower over bath, is mixer controlled.






Total Area: 40.0 m² ... 430 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

AGENTS NOTES:

Referral fees:

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