



BALMORAL PLACE, 2
BOWMAN LANE,
HUNSLET, LEEDS,
LS10 1HR
£150,000
1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

This well presented 574 sqft, 1 bedroom, contemporary style apartment, is located on the 5th floor of this sought after riverside development.

Available furnished through separate negotiation, the open plan living area is a great size and offers a recessed kitchen, with built-in appliances. The rectangular lounge/diner, has access to a decked balcony via its floor to ceiling windows - that offers views to the east.

Off the spacious entrance hall, is a contemporary house bathroom, a fabulous bedroom, with extensive built-in wardrobes and a large storage cupboard - complete with newly replaced air-circulator.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge £2,129.84pa / Communal Charge £205pa

The Lease Term runs for 999 years, from 2002

CURRENTLY RENTED until June @ £725pcm

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.

Split into 5 different cores, where most apartments have a balcony, some have parking, and a lucky few have a roof terrace.

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 lounge is generous in size and occupies an east facing position, with views towards Leeds Dock and over the Rive Aire beyond. The space easily allows for a huge corner sofa, dining for 4 and a study area - there's also the added benefit of decked balcony, ideal for alfresco dining.

KITCHEN:-

Forming part of the open plan living space is the recessed kitchen. The cupboards beech wood in finish and hide an array of built-in appliances, including a full size fridge freezer, washing machine, electric oven and gas hob, with extractor hood over.

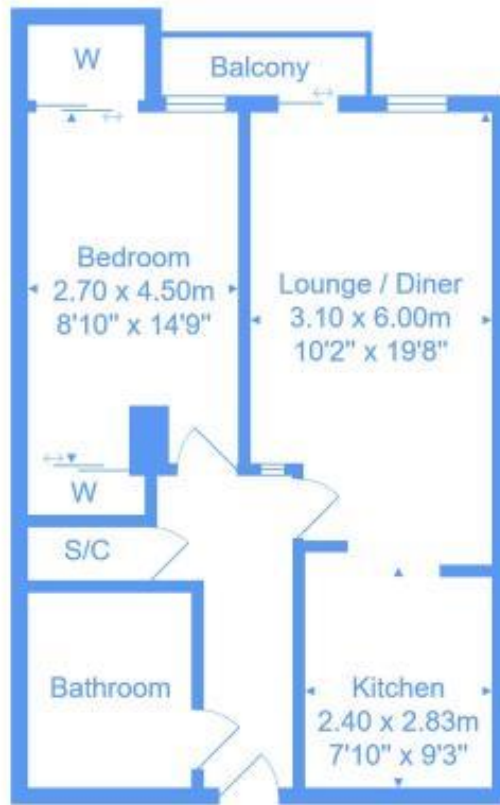
BEDROOM:-

The bedroom is a great size and certainly one of the largest within the development for a property of this type. It comes complete with 2 large built-in wardrobes, LED lighting, on-trend carpeting and views towards Leeds Dock, from its east facing window.

HOUSE BATHROOM:-

The house bathroom has been lovingly re-tiled in matt grey and incorporates a white suite, encompassing a floating toilet, mixer controlled shower over bath and built-in mirrored storage, with feature lighting.






Total Area: 53.3 m² ... 574 ft² (excluding balcony)

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	74	80
(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 	

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