



ST.JAMES QUAY, 4
BOWMAN LANE,
HUNSLET, LEEDS,
LS10 1HG
£145,000
1 Bedroom Flat
EPC Rating: B

LINLEY &
SIMPSON

This well presented, ground floor/1st level, 1 bedroom apartment forms part of the sought after development of Brewery Wharf.

The open plan living area offers a recessed kitchen, with built-in appliances and black granite effect worktops.

The rectangular lounge/diner benefits from floor to ceiling windows - which offer east facing views over the towpath below.

Off the entrance hall is a contemporary house bathroom, good size bedroom with built-in storage and a large storage/cylinder cupboard.

The Vendor informs us that the following charges apply:-

Ground Rent - £150pa / Service Charge - £1,600pa / Communal Charge - £200pa

Lease Term - 999 years from 2002

CURRENTLY RENTED until May @ £775pcm.

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 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 / DINING:-

The open plan living space is rectangular in shape, therefore allowing for the easy positioning of furniture. Occupying an east facing position, with views towards Crown Point Bridge and the River Aire's towpath below.

KITCHEN:-

Forming part of the open plan living space is the large recessed kitchen. The cupboards beech inspired, finished off with black granite effect work tops and feature halogen lighting. Built-in appliances include, a full size fridge freezer, stainless steel gas oven, hob and extractor hood - as well as a free-standing washing machine.

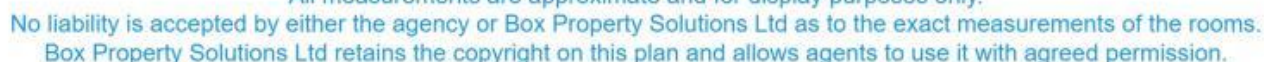
BEDROOM:-

The bedroom is a great size and comes complete with a storage cupboard. The room easily allows for a king-size bed, side tables, drawers and wardrobes - which is unusual for Brewery Wharf.

HOUSE BATHROOM:-

The house bathroom is mostly tiled, with a white suite, including a floating toilet, mixer controlled shower over bath, built-in mirrored storage and chrome heated towel rail.





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.

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.