



REGENTS QUAY, 6
BOWMAN LANE,
HUNSLET, LEEDS,
WEST YORKSHIRE,
LS10 1HF

£270,000

2 Bedroom Flat

EPG Rating: B

LINLEY &
SIMPSON

This truly stunning, 2 bedroom, 2 bathroom apartment, is located on the 1st floor of this sought after riverside development, which comes with the benefit of no onward chain and is fully EWS1 compliant.

Fully redecorated throughout and available furnished, the open plan living area offers a large kitchen, dedicated dining area and spacious lounge - as well as access to a decked balcony.

Off the generous entrance hall is the family bathroom, large storage/boiler cupboard and 2 double bedrooms - the principle having built-in wardrobes and access to 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 - £2,839.04pa / Communal Charge - £252.36pa

Lease Term - 999 years from 2002

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 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:-

The dual aspect living space, with direct river frontage, is a fantastic size and occupies a north/east facing aspect. Dominated by extensive floor to ceiling windows, fitted with bespoke blinds - additional glazed sliding doors provide access to a decked balcony, offering views over the perfectly manicured communal gardens below and river beyond.

KITCHEN / DINER:-

At the far end of the living space, is a large L-shaped kitchen - with dining area opposite. The cupboard fronts are beech inspired, finished off with matt granite effect work tops and under cupboard feature lighting. The kitchen boasts an array of built-in appliances, including a full size fridge freezer, gas oven and hob with stainless steel extraction hood over, full-size dishwasher and newly replaced AEG washer/dryer.

BEDROOM 1:-

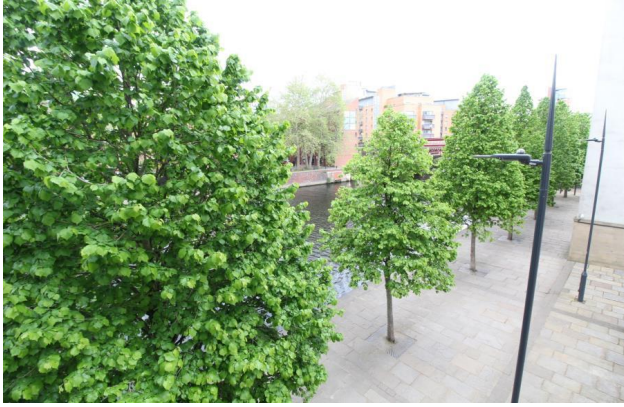
The principal bedroom, complete with its newly replaced carpet, comes with built-in wardrobes and access to an en-suite shower room.

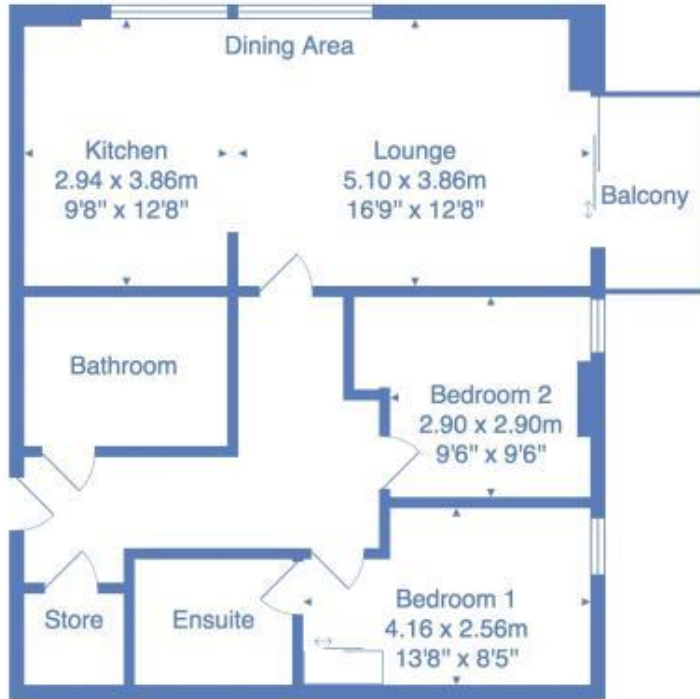
BEDROOM 2:-

The second bedroom, which also has new carpeting, will allow for a double bed, side tables and wardrobes. A floor to ceiling east facing window, offers views over the communal gardens below and river beyond.

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.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(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:

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