



CLARENCE HOUSE,
THE BOULEVARD,
LEEDS, WEST
YORKSHIRE, LS10
1LG
£225,000
2 Bedroom Flat

LINLEY &
SIMPSON

Forming part of the popular development of Leeds Dock is this fifth floor, two bedroom, 2 bathroom, dock facing apartment.

The open plan living area easily caters for dining and lounging, both of which benefit from extensive floor to ceiling windows which flood the space with light.

The well planned G-shape kitchen is well fitted and offers a range of built-in appliances.

Located off the spacious entrance hall is a contemporary and modern house bathroom, large storage cupboard and 2 double bedrooms, one with en-suite.

The Vendor informs us that the following charges apply:-

Ground Rent - £250.00pa / Service Charge - £2,400pa, including water charges (subject to change, most likely in a downward direction)

Lease Term - 150 years from 2002.

CURRENTLY RENTED until the 31st May 2022 @ £995pcm.

THE DEVELOPMENT

Leeds Dock is an award winning development by Crosby Homes. Set around the old dockland of the city, it offers tranquil waterside living, with the city centre only being a short walk away. There are a variety of on-site bars and restaurants, including North Star, Pizza Express and Mumtaz - along with a Tesco Express. Across the dock, you'll find Primal Gym, the famous yellow river taxis and Royal Armouries. Keep an eye out for something big and yellow - it's called The Canary and the latest bar attraction to the development.

LOUNGE / DINING ROOM

The light and bright lounge has a real wow factor to it, thanks to the wall of windows which dominate the room. The space is a good size, with room for both lounging and dining and the patio doors pull back to give access to a lounge width balcony - offering stunning views over the dock below.

KITCHEN

The open plan, G-shape kitchen is well fitted, with cherry wood cupboard fronts, finished off with black glass work tops. There are a range of high end built-in appliances, including oven, ceramic hob, full fridge freezer and dishwasher

BEDROOM 1

The main bedroom is a fantastic size and has a large picture window, offering views over the dock below. There is access to a beautiful en-suite shower room and the room also allows for other bedroom furniture and necessary storage that maybe required.

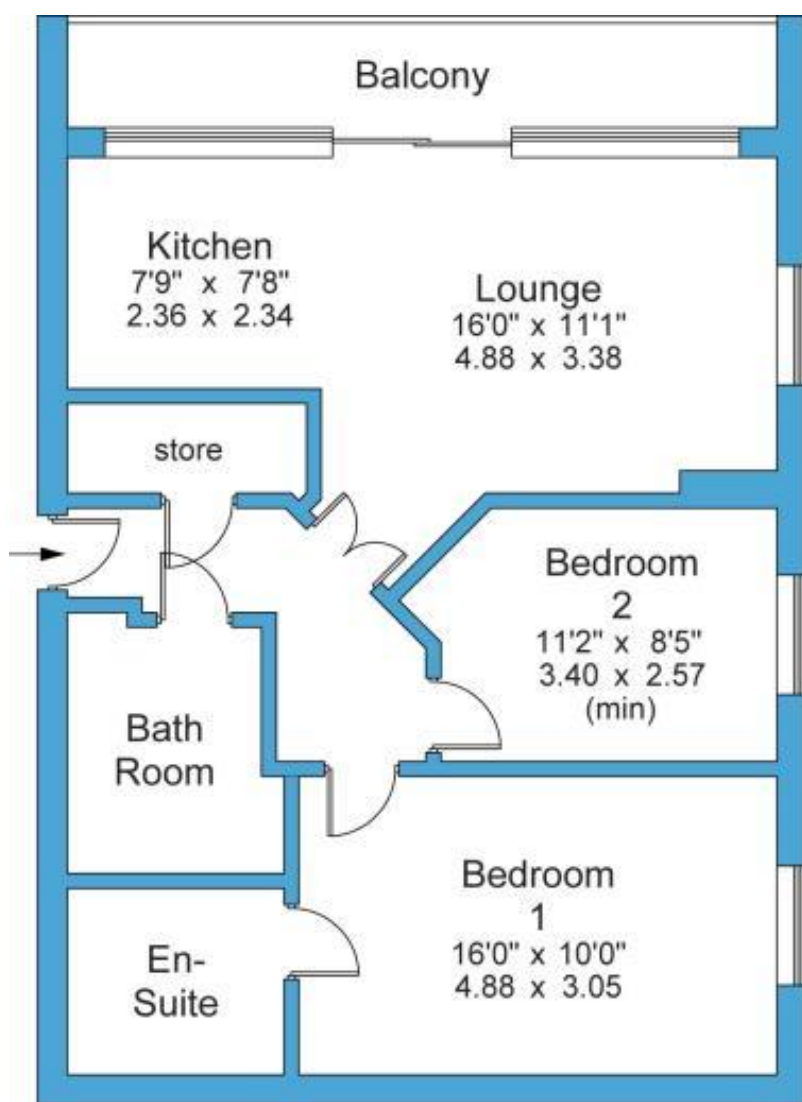
BEDROOM 2

The second bedroom is again a good size, with a large picture window offering views over the dock. The room easily caters for a double bed, wardrobes and any other required furniture and storage that maybe required - making it ideal for owner-occupiers and sharers alike.

BATHROOM & EN-SUITE

Both the house bathroom and en-suite are modern and contemporary, with white suites and designer chrome fixtures and fittings by Villeroy and Boch. The built-in storage is finished off in oak with glass shelving and the showers are mixer controlled.





Approx Gross Floor Area = 730 Sq. Feet
 (Excluding Balcony) = 67.67 Sq. Metres
 For illustrative purposes only. Not to scale.

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			(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 & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & 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.

Additional Information

AGENTS NOTES:

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