



ADMIRAL COURT, 8  
BOWMAN LANE,  
LEEDS, WEST  
YORKSHIRE, LS10  
1HP

£210,000

2 Bedroom Flat

EPG Rating: C

LINLEY &  
SIMPSON

This well presented 2 bedroom, 2 bathroom, contemporary apartment is located on the 1st floor of this sought after riverside development.

The open plan living area, has floor to ceiling sliding doors, which give access to a balcony - offering east facing views over developments gardens below and river beyond.

Off the spacious entrance hall, is a contemporary house bathroom, large storage cupboard and 2 double bedrooms - the master having a fully tiled en-suite shower room.

Available immediately and priced to sell, with no onward chain.

The Vendor informs us of the following charges: -

Ground Rent: - £175.00pa / Service Charge: - £2,645.32pa / Communal Charge: - £220pa

The Lease runs for 999 years from 2003.

## **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 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 open plan living is a lovely size and very light and bright. It occupies an east facing position, with views being afforded over the developments immaculate gardens below and river beyond - from its floor to ceiling sliding doors. There is room for both lounging and dining and the added benefit of a balcony, ideal for alfresco dining.

## **KITCHEN**

Forming part of the open plan living space is this spacious and modern kitchen. The cupboards are beech wood in colour and hide an array of built-in appliances, including full size fridge freezer, washing machine, stainless steel oven, gas hob and extractor hood.

## **BEDROOM 1**

The master bedroom comes complete with built-in wardrobes and views over the developments gardens from its large picture window. There is also the added benefit of a fully tiled en-suite shower room, with mixer controlled shower.

## **BEDROOM 2**

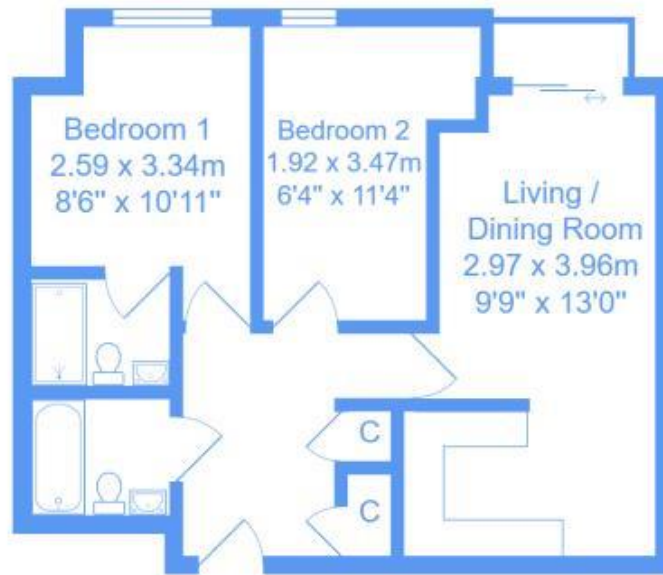
The second bedroom allows for a double bed and wardrobes, which is unusual for Brewery Wharf - making it ideal for owner-occupiers and sharers alike.

## **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.







All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

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