

CROMWELL COURT,  
10 BOWMAN LANE,  
LEEDS, LS10 1HN

£240,000

2 Bedroom Flat

EPC Rating: B

LINLEY &  
SIMPSON

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

Offered chain free, the open plan living area offers a recessed kitchen, ample space for both dining and lounging and access to a generous balcony, via floor to ceiling sliding doors.

Off the spacious hallway is a contemporary house bathroom, large storage/boiler cupboard and 2 large bedrooms - the main having an en-suite shower room.

One allocated basement parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £175pa (reviewed every 20 years at R.P.I, next review in 2022. / Service Charge - £2,814.64pa / Communal Charge - £312pa / Council Tax - Band D = £1,860.22pa

Lease Term - 999 years from 2002

EWS1 compliant.

### **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 space is a lovely size and occupies a north facing aspect, with views over the perfectly manicured communal gardens below and river beyond - from its generous covered balcony. The room is a good rectangular shape, allowing for the easy positioning of furniture for both lounging and dining.

### **KITCHEN:-**

Forming part of the open plan living space is this recessed and modern kitchen. The cupboards are cherry wood in colour and features an array of built-in appliances, including a full-size fridge freezer, washer/drier, dishwasher, oven with gas hob and stainless steel extraction hood - all finished off with matt granite effect work tops.

### **BEDROOM 1:-**

The main bedroom is a great size and boasts built-in wardrobes and a fully tiled en-suite shower room, with mixer controlled double shower. The room easily allows for a king-size bed, side tables, drawers and a small study desk.

### **BEDROOM 2:-**

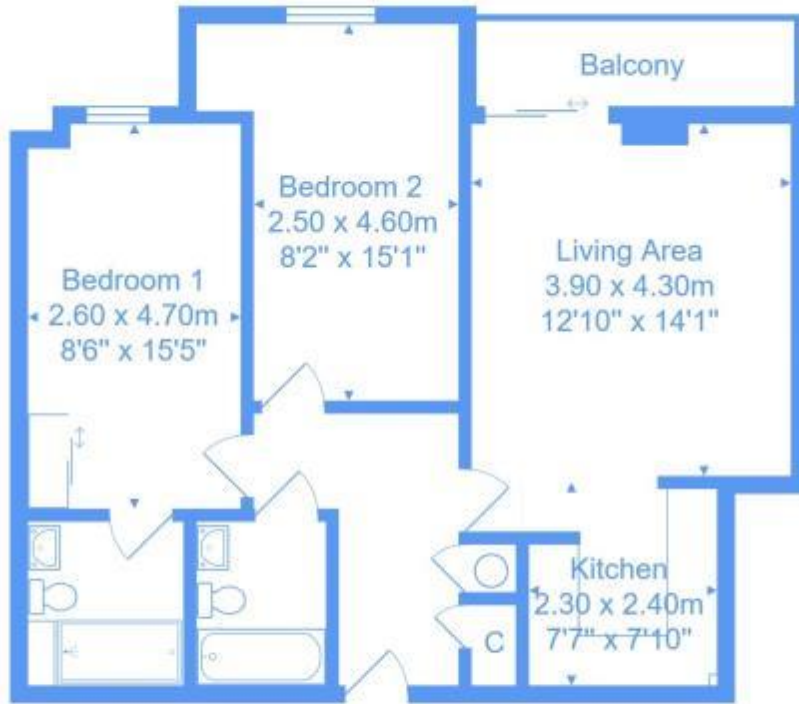
The second bedroom is also a great size - allowing for a king-size bed, side tables, drawers and a large wardrobe, its ideal for owner-occupiers and sharers alike.

### **EN-SUITE / HOUSE BATHROOM:-**

Both the en-suite and house bathroom are mostly tiled, and well presented. The suites are white and include floating toilets, mixer controlled showers, built-in mirrored storage and chrome heated towel rails.







Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup> (excluding balcony)

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>	83	84
(69-80) <b>C</b>		
(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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