

LANGTONS WHARF,
THE CALLS, LEEDS,
LS2 7EF

£180,000

2 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

Located on The Calls and forming part of the sought after development of Langton's Wharf, is this spacious, two-bedroom, one-bathroom, top floor apartment.

Underfloor heated throughout, the living area has distinct sitting and dining areas, both of which benefit from a large picture window, offering views looking towards The Minster.

One allocated basement parking space and a share of the Freehold are included.

CURRENTLY RENTED until the 8th Feb at £895pcm, with a possible rent of £950pcm.

The Vendor informs us of the following charges:-

Ground Rent - £0 / Service Charge - £2,364pa / Lease Term 150 years from 1991.

THE DEVELOPMENT:-

Langton's Wharf is a highly desirable river fronting development, located on the Calls. Named after the former land owner, Joseph Langton, this 1992 apartment building comprises 67 apartments, where most have either river or garden views, but all have allocated basement parking. This development is very central to Leeds city, so not only benefits from a stunning waterside location, but is just a short stroll from the hustle and bustle of city life.

LIVING SPACE:-

The open lounge/diner, is generous in size and easily allows for lounging and dining for 4 people. A large picture window provides views towards The Minster and city beyond.

KITCHEN:-

The fully refurbished kitchen, which is separate from the lounge, offers a range of white units and complementary beech wood effect work tops - finished off with trendy white subway tiling. Built-in appliances include, an electric oven and halogen hob with extractor over - as well as a free-standing fridge freezer and washing machine.

BEDROOM 1:-

The main bedroom is a great size and will allow for a king-size bed, side table and wardrobes. A large picture window provides views over The Calls and over the Leeds Minster beyond.

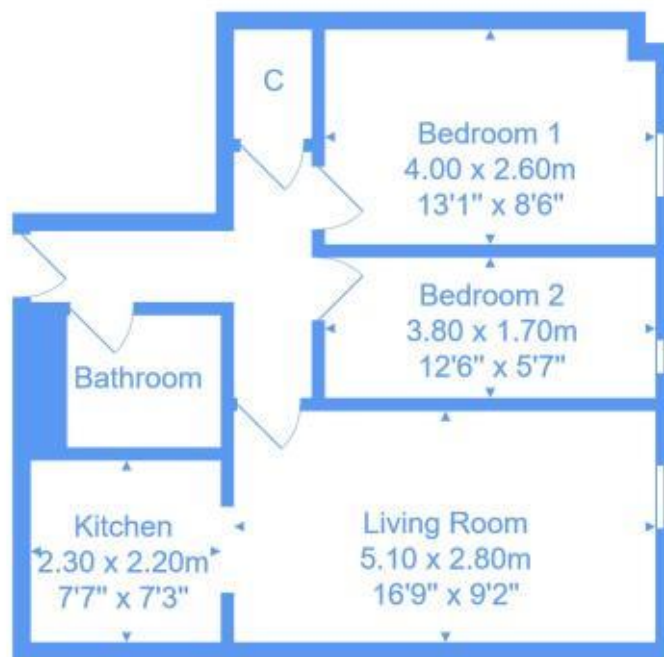
BEDROOM 2:-

The second bedroom is slightly smaller, but could still accommodate a double bed, side table and wardrobes. Currently set up as a study, with a large feature window again providing views over The Calls and Minster beyond.

BATHROOM:-

The upgraded bathroom offers a designer 3-piece suite in white, with mixer controlled shower over bath, rectangular basin, with storage below, large wall mounted mirror and shaver socket.





All measurements are approximate and for display purposes only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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, Scotland & Wales	EU Directive 2002/91/EC		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.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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