



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

£230,000

2 Bedroom Flat

EPC Rating: B

LINLEY &
SIMPSON

This beautifully presented, 2 bedroom, 2 bathroom, contemporary apartment is located on the 3rd floor of this sought after riverside development.

The open plan living area is a great size and has floor to ceiling windows, which give access to a large balcony, offering north/west facing views over the river below.

Off the spacious entrance hall, is a contemporary house bathroom, large storage cupboard and 2 double bedrooms - both with built-in wardrobes.

Available immediately, with no onward chain.

Allocated basement parking space is included.

The Vendor informs us of the following charges: -

Ground Rent: - £175.00pa / Service Charge: - £2,755.76pa / Communal Charge: - £244.33pa

The Lease runs for 999 years from 1st January 2002.

EPC Rating B.

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 light and bright. It occupies a north/west facing position, with city views being afforded from its large floor to ceiling sliding doors, over the river below and city beyond. There is ample 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 the spacious and modern kitchen. The cupboards are beech wood in colour and hide an array of built-in appliances, including a full size fridge freezer, washing machine, dishwasher, stainless steel electric oven and gas hob, with extractor over.

BEDROOM 1:-

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

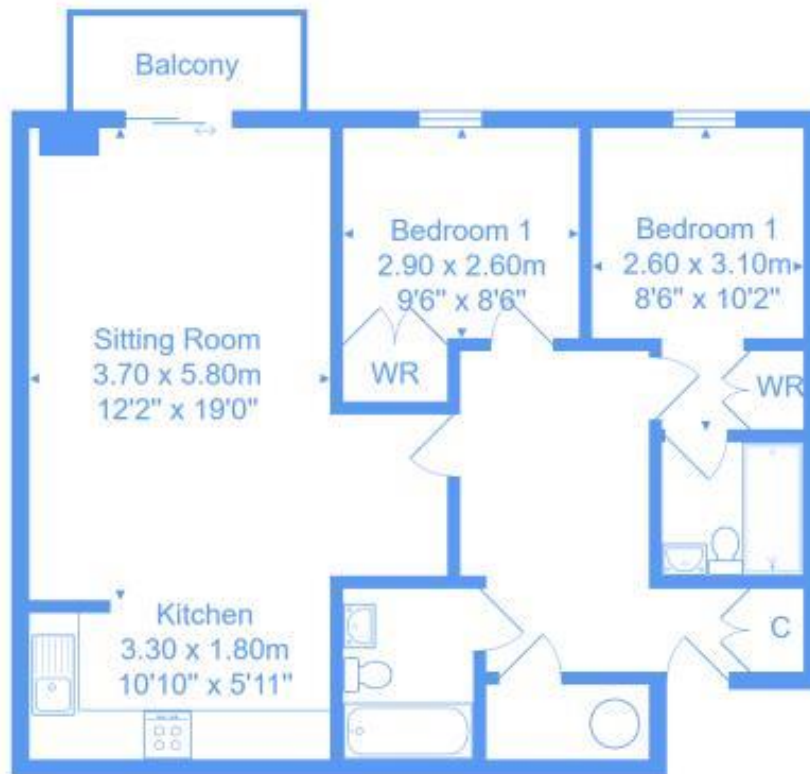
BEDROOM 2:-

The second bedroom is again a good size and allows for a double bed and side tables - with the built-in wardrobes providing both hanging space and additional storage, which is unusual for Brewery Wharf.

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.





Total Area: 71.8 m² ... 773 ft² (excluding balcony)

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	

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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.

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