



Cromwell Court
Leeds, LS10

ZENKO
Properties

FOR SALE

£209,950

A TWO BEDROOM APARTMENT IN A WELL-ESTABLISHED RIVERSIDE
DEVELOPMENT WITH ON-SITE CONCIERGE AND GYM

















Two bedroom apartment

2

Bedrooms

2

Bathrooms

627

SQ FT



ABOUT

A two bedroom and two bathroom apartment within a well-established building in a riverside location. Many of the city's amenities are within easy walking distance including the General Infirmary (28 mins), the Law Courts (22 mins), the Railway Station (14 mins), the Business District and the main shopping areas of Trinity (9 mins) and Victoria Gate (10 mins).

TWO BEDROOMS AND TWO BATHROOMS

ONSITE RESIDENTS GYM,

CONCIERGE

FLOOR TO CEILING WINDOWS

627 SQUARE FEET

EPC: B

EWS1 RATING: B1

COUNCIL TAX BAND: C



ABOUT.. continued

Brewery Wharf is a scheme of 305 apartments set within 5 individual blocks. Built by Barratt developments in 2005 the development sits on the south bank of the river Aire with vehicular access off Bowman Lane. There is an onsite concierge, landscaped gardens, onsite gymnasium and direct access to the riverside. The wider development offers onsite amenities including Sainsburys Local, Cafe Yum Yum and 212 cafe and bar.

- We are advised that the current service charge £2938.44 P.A including buildings insurance, communal, electricity charge and annual gas safety check
- We are advised that the current ground is £315 P.A - (reviewed every 10 years at R.P.I, next view January 2032)
- Lease length 999 years from 2003

Heating:	Gas Central Heating, Metred consumption
Water:	Mains connected, via a meter
Broadband:	High speed fibre
Mobile signal:	No issues to report
Construction type:	Conversion
Flood Risk:	None
Local Planning Permissions:	Aire Park

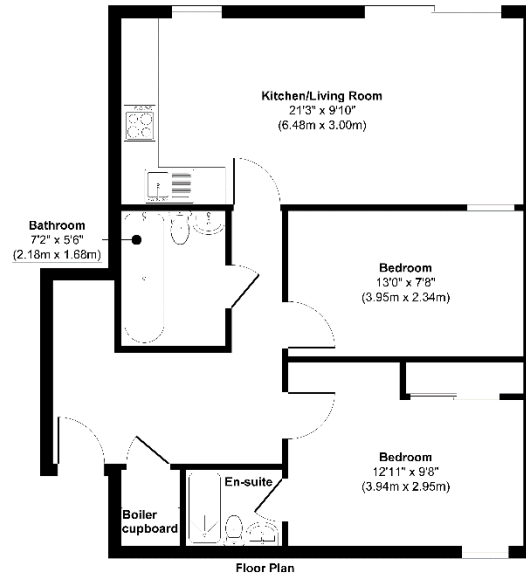






Floorplan

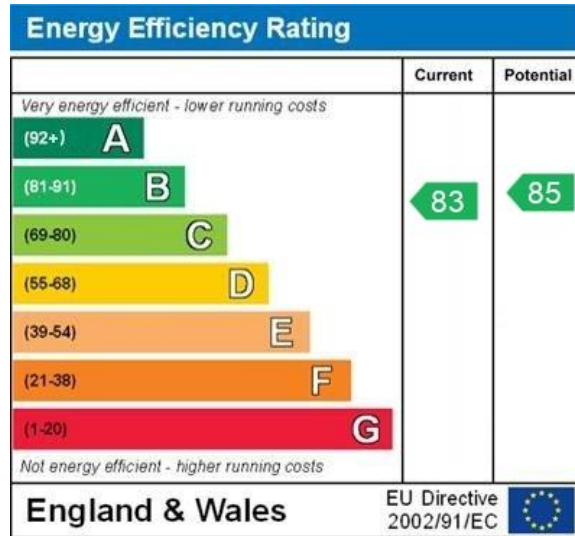
41 Cromwell Court, Bowman Lane, LS10 1HN



Approx. Gross Internal Floor Area 627 sq. ft / 58.26 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Starwell Property.



EPC



WWW.EPC4U.COM



Lease information

999 from
2003

Lease length

£2,938
P.A

Service charge

£315
P.A

Ground rent



For more information or to arrange a viewing contact
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