



Cromwell Court  
Leeds, LS10

**ZENKO**  
Properties

# FOR SALE

£239,950

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AN UPGRADED TWO BEDROOM TWO BATHROOM APARTMENT  
WITH ALLOCATED PARKING AND BALCONY WITH RIVER VIEWS



































## Two bedroom apartment

2

Bedrooms

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2

Bathrooms

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660

SQ FT

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# ABOUT

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A very well-presented apartment with 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).

The apartment has a balcony with river views and an upgraded kitchen and bathrooms.

TWO BEDROOMS AND TWO BATHROOMS

APPROX. 660 SQ FT

ALLOCATED UNDERGROUND CAR PARKING

GAS CENTRAL HEATING

UPGRADED KITCHEN AND BATHROOMS

LEASEHOLD

BALCONY WITH RIVER VIEWS

EPC: B

ONSITE GYM AND CONCIERGE

COUNCIL TAX BAND: D





# ABOUT

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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 of the following:

Ground Rent - £315.98 PA reviewed every 20 years from the commencement date indexed to RPI, next review 2042

Service Charge - £2,938.04 P.A

Lease Term – 999 years from 1 January 2002

Communal electricity charge - Approx £360 PA







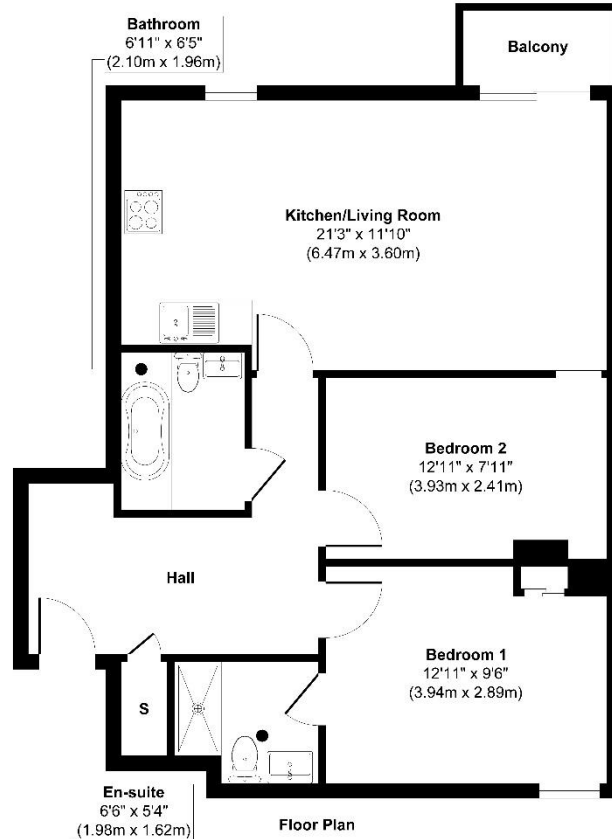








62 Cromwell Court, Leeds LS10 1HN

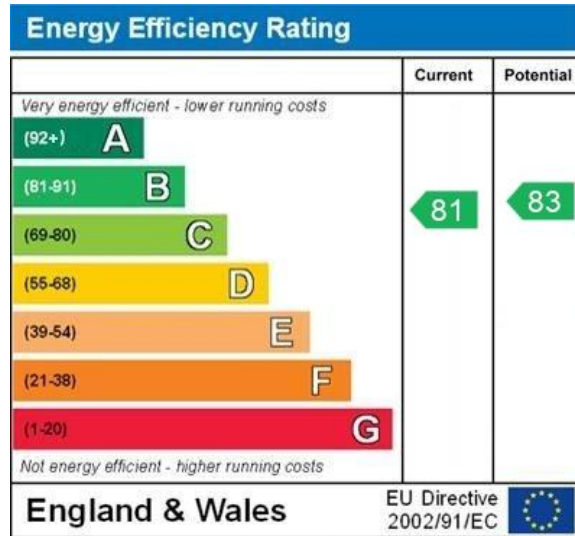


Approx. Gross Internal Floor Area 658 sq. ft / 61.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



# EPC



WWW.EPC4U.COM





## Lease information

999 from  
2002

Lease length

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£2,938  
P.A

Service charge

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£315 P.A

Ground rent

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For more information or to arrange a viewing contact  
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