

FOR SALE



Regents Quay, Brewery Wharf

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £240,000



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- Beautifully presented throughout
- Two double bedrooms
- Two bathrooms
- Balcony
- River Views



A truly stunning apartment with views of the River Aire available at Brewery Wharf, Leeds City Centre. The property has two great sized double bedrooms and two bathrooms. The open plan living area is a fantastic space and has a west facing balcony.

The complex benefits from a private residents gym, well kept communal grounds and concierge service. Brewery Wharf is a fabulous location for not just the amenities on the door step but also just a short walk from the main shopping areas of the City.

EWS1 Compliant.

LEASEHOLD INFORMATION Lease: 999 years (less one day) from 1 January 2002

Ground rent £175 pa

Service Charge for 2022 £2818.72 payable quarterly
Charge for communal electric and heating for 2022 £313.26

Please note the development is safety compliant and has an EWS1 Certificate.

THE PROPERTY

HALLWAY Spacious L shaped hallway with newly fitted wood effect flooring, a range of switches and sockets, gas central heating radiator and access to all rooms.

Large walk in storage cupboard with central heating boiler.

LIVING ROOM 25' 0" x 11' 8" (7.64m x 3.58m)
Fabulous open plan living space with large floor to ceiling windows and access to the balcony. The room has wood effect flooring throughout, entry phone system, two gas central heating radiators and a range



of switches and sockets.

KITCHEN (open plan) Great sized L shaped kitchen with upgraded fitted units, contrasting worksurface and integrated appliances, including; large fridge / freezer, full size dishwasher, washing machine, electric oven and four ring gas hob. Wood effect flooring and recessed spot lights.

BEDROOM ONE 9' 6" x 8' 7" (2.90m x 2.62m) The master bedroom has a double glazed window overlooking the communal courtyard, fitted wardrobe with sliding mirror doors, carpet and access to the ensuite.

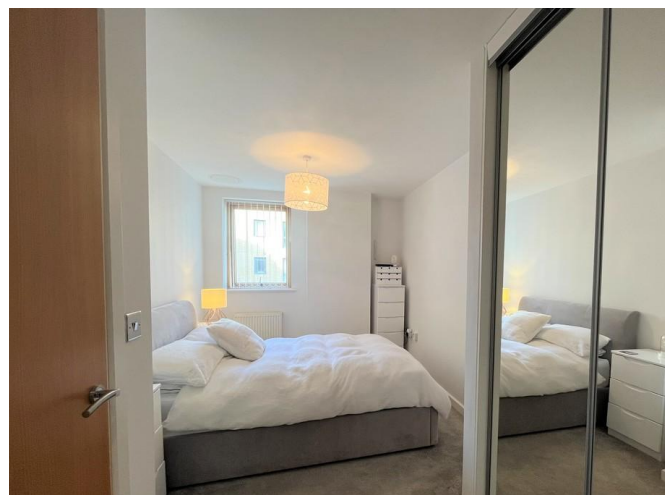
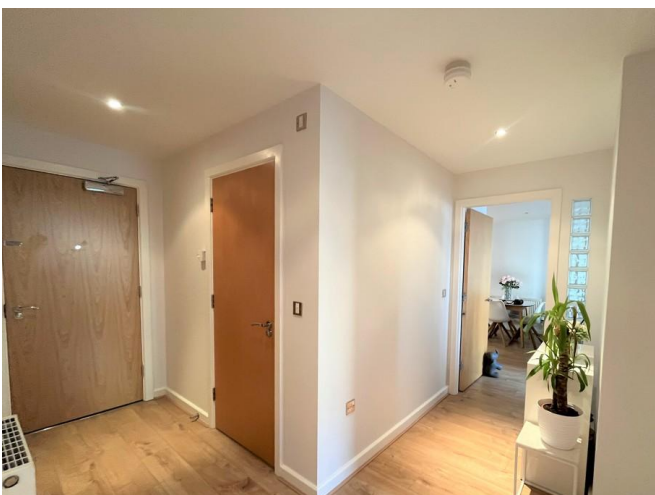
ENSUITE 6' 6" x 4' 6" (2m x 1.38m) Contemporary shower room ensuite with large shower cubicle, hand basin and W.C. Recessed shelving unit and chrome heated towel rail.

BEDROOM TWO 9' 8" x 8' 6" (2.97m x 2.60m) Second double bedroom with double glazed window and

recessed area perfect for wardrobes. Gas central heating radiator and carpet.

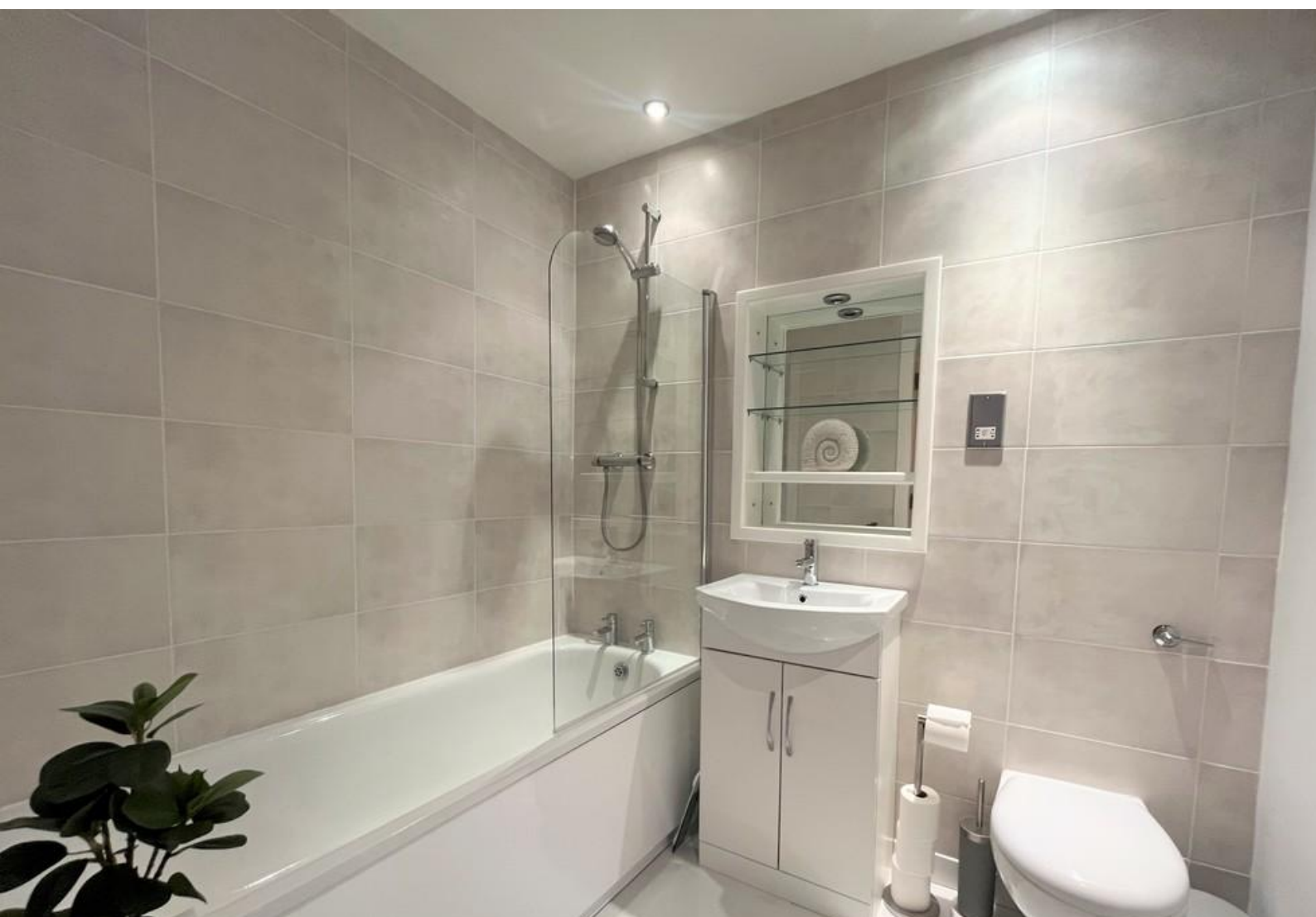
BATHROOM 6' 11" x 5' 6" (2.11m x 1.70m) The house bathroom has stylish and contemporary large grey tiling, shower over the bath, hand basin, W.C., recessed shelving unit and chrome heated towel rail.

BALCONY Accessed from the living room is the west facing balcony which has views of the River Aire and the communal courtyard.





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Regents Quay

Total Area: 66.0 m² ... 711 ft²

All measurements are approximate and for display purposes only

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