



Cromwell Court  
Bowman Lane, Leeds



# Introduction

**\*\*First time buyer opportunity\*\*** Ideal for those looking to live and not rent in the heart of the city. This well maintained, cared for apartment (and development) is ideally located for everything the city has to offer.

Off the entrance hall is a modern, light bright bathroom with built in recess/lit storage, a water tank/storage cupboard as well as an open plan kitchen/living/diner and spacious double bedroom.

The living/dining space is separated from the kitchen and is a homely warm environment, being south facing, it is light and bright and the balcony offers south facing views over Bowman Lane.

The kitchen offers lots of storage and for those with a love of cooking, the site unusually offers gas.

The Property is Leasehold:

Ground Rent - £150.00 (reviewed every 20 years at R.P.I, next review in 2043)

Service Charge - £2067.28pa

Council Tax - Band C

Lease - 999 years, with 977 year remaining

Heating – Gas, via a meter

Water - Mains connected, via a meter

Broadband - Cable DSL with some providers offering Fibre.

Construction type – Brick and concrete frame Building Safety - EWS1 B1 rated

Planning Permissions:- Aire Park/Tetley Brewery Site.

Brewery Wharf:

This Barratt Homes scheme is still after 20 years a popular and highly regarded development, due to its quality build spec, maintenance and the longstanding concierge.

There is also an en-site resident's gym.

# Key Features

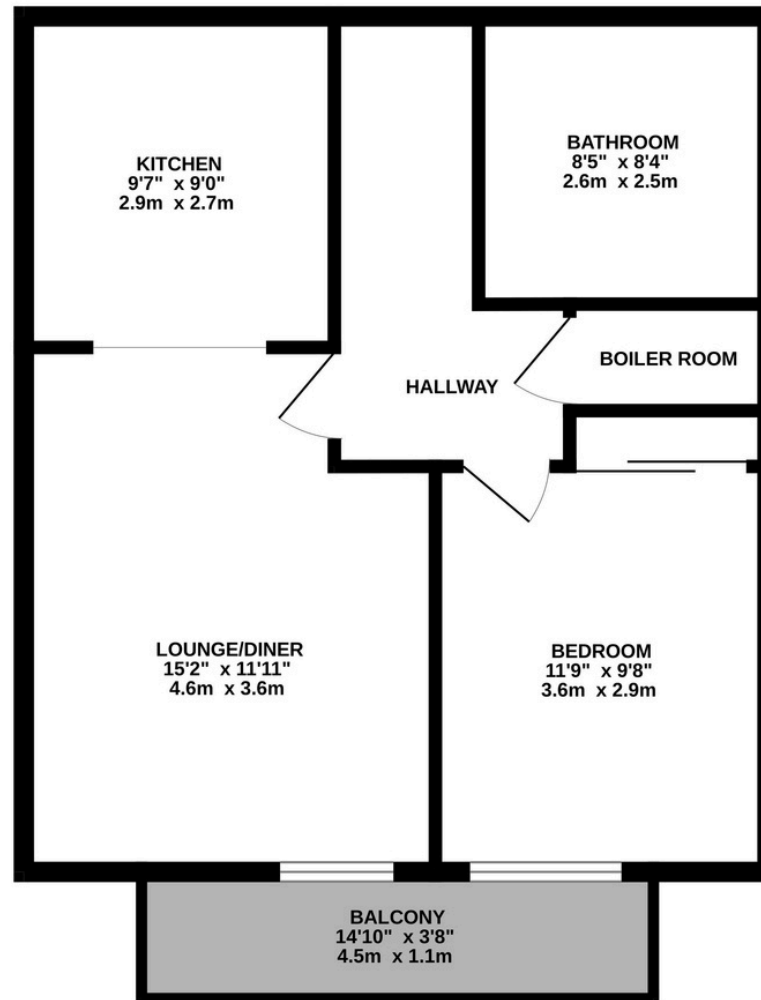
- Premium development
- Gas central heating/appliances
- South facing balcony
- Open plan living room
- On-site concierge
- On-site gym facilities
- Large bathroom with built in storage
- Double bedroom with built in wardrobes





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## GROUND FLOOR



General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.