



ROBERTS WHARF,
NEPTUNE STREET,
LEEDS, LS9 8DX

£315,000

2 Bedroom Flat

EPC Rating: D

LINLEY &
SIMPSON

Located on the 3rd floor of the sought after development of Roberts Wharf, is this spacious and characterful, 2 bedroom, 2 bathroom, contemporary style apartment.

Covering 897 sqft in total, the open plan living area offers a high specification, Terrence Conran kitchen - with all mod cons, including an electric oven, hob, fridge, full size dishwasher and microwave.

In need of some cosmetic uplift, the lounge/diner occupies a south facing position and has 3 large factory style windows - which flood the room with light and provide access to a river facing balcony.

Off the entrance hall are two double bedrooms, the master having an en-suite shower room, a contemporary house bathroom and large storage/utility cupboard.

The Vendor informs us of the following charges:-

Ground Rent £250pa / Service Charge £2,187pa / Lease 999 years from 2006.

THE DEVELOPMENT

Roberts Wharf is a iconic former factory, located on the north bank of the River Aire. Carefully converted into 200 apartments by City Lofts in 2006, where some apartments have original features, balconies, parking and for the lucky few, views directly over the river. Located at the far end of Neptune Street, you are ideally located for easy access into and out of the city, as well as the local amenities on off in this riverside locality.

LOUNGE / DINING

The characterful open plan living space, is generous in size and lovely and bright - thanks to its three oversized factory style feature windows - which flood the space with light. French style doors open onto a decked balcony, providing south facing views over the River Aire below and Leeds Dock beyond. Exposed brickwork, barrel vaulted ceilings and engineered wood flooring, add to the very special feeling this property offers.

KITCHEN:-

Forming part of the open plan living space is this sleek and modern designer kitchen. Being the brain child of the renowned designer Terrance Conran, this 3 meter kitchen is finished off in dove grey and has an array of built-in appliances, including an electric oven and halogen hob, with extractor over, a full size dishwasher, microwave and fridge with freezer box - all finished off with a beautiful granite work tops.

BEDROOM 1:-

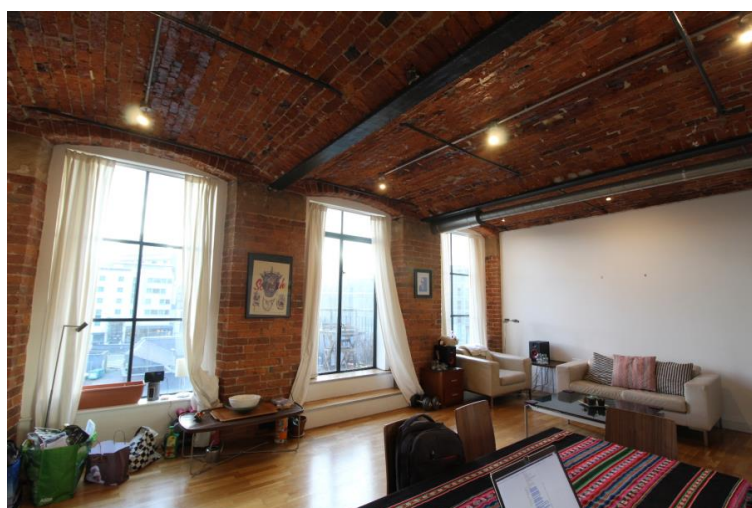
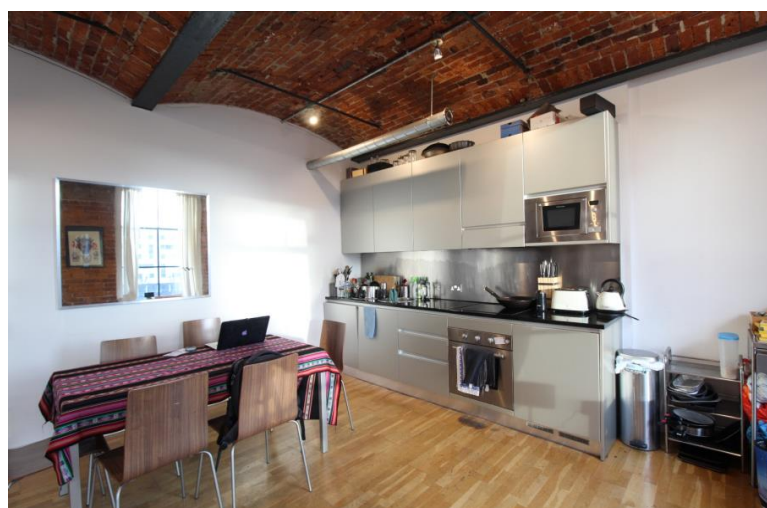
The master bedroom continues the theme of character, with a brick barrelled ceiling and oversized factory window. The room allows for a double bed, side tables and wardrobes - there is also the added benefit of an en-suite shower room, with double shower.

BEDROOM 2:-

The second bedroom, which also features a barrelled ceiling and oversized factory window, is a smaller double. That being said, it will allow for a standard double bed, side tables and wardrobes - making it ideal for owner-occupiers and sharers alike.

HOUSE BATHROOM & EN-SUITE:-

Both the house bathroom and en-suite are modern and very contemporary, with designer sanitary ware, mixer controlled showers, chrome heated towel rails and large wall mirrors - complete with oak storage shelf.





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		86	(81-91) B		
(69-80) C			(69-80) C	77	76
(55-68) D	66		(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	
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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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