



CABLE PLACE, H2010,  
HUNSLET, LEEDS,  
LS10 1GB  
**£185,000**  
2 Bedroom Flat  
EPC Rating: B

LINLEY &  
SIMPSON

Forming part of the sought after H2010 development, is this beautifully presented, 2 bedroom, 2 bathroom, second floor apartment.

Available part furnished, through separate negotiation, the open plan living area occupies a north/east facing position, with large floor to ceiling French doors - which open onto a large covered balcony.

The stylish white gloss kitchen, offers a variety of integrated stainless steel appliances - finished off with black granite effect worktops.

Of the spacious entrance hall are two double bedrooms, one with an en-suite shower room, 2 large storage cupboards and the house bathroom.

One allocated parking space is included.

The Vendor informs us of the following charges:-

Ground Rent - £150 pa / Service Charge - £1,200 pa / Vital charges - £40 pcm

Lease Term - 250 years from 2010.

The heating is charged monthly by Vital Energy. The usage is metered and provided centrally, but distributed via a heat exchange system in the apartment.

## **THE DEVELOPMENT**

H2010 is a quality residential development built by the renowned builder, Miller Homes. The development occupies a stunning riverside setting, with most apartments having an allocated parking space and access to raised communal terraces - ideal for meeting your neighbours.

This property is well positioned for easy access into and out of the city centre, as well as the other popular residential areas of Leeds Dock and the Calls.

## **LOUNGE**

The light and bright L-shape open plan living area, occupies a north/east facing position and has large floor to ceiling French doors, which open onto a large covered decked and glazed balcony - offering stunning views over the communal gardens below and river beyond. There is also the added benefit of a large storage cupboard, ideal for hiding things away.

## **KITCHEN / DINER**

The large recessed family kitchen, offers extensive white gloss wall and base units, with complementary black granite effect work tops. Stainless steel built-in appliances include, an electric oven, halogen hob and extractor hood - as well as a free standing stainless steel fridge-freezer and built-in washer-dryer.

## **BEDROOM 1**

The main bedroom is lovely and bright, with floor to ceiling French doors, which open onto the property width balcony - offering those stunning views. There is again a large walk-in storage cupboard, as well as a lovely en-suite shower room.

## **BEDROOM 2**

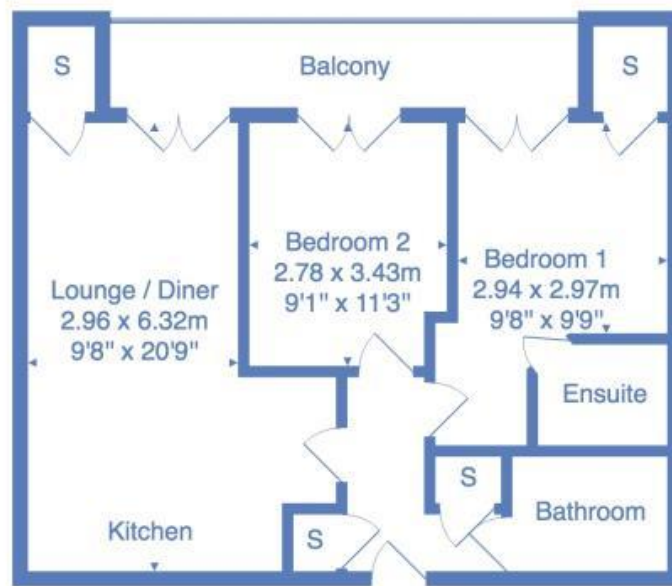
The second bedroom is also a great double, making it ideal for guests or sharers alike. It also has access to the balcony and there is plenty of space for wardrobes and other required bedroom furniture.

## **BATHROOM**

The house bathroom is light and bright, with a 3 piece white suite, incorporating a square sink, huge wall mounted mirror and chrome wall cabinet.







Total Area: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83	(81-91) <b>B</b>	89	89
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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