



Apartment (EPC Rating: D)

14 RESERVOIR COURT UPPER CARR LANE,
CALVERLEY, LS28 5GP

£1,000

2 Bedroom Apartment located in Calverley

This impressive and generously proportioned pet friendly duplex apartment is set within a beautifully restored Victorian reservoir building, offering a unique blend of character and contemporary living. Featuring two double bedrooms and secure garage parking, the property is ideal for professional couples, pet owners, or sharers seeking executive-style accommodation.

The heart of the home is a large open-plan living area, complemented by a fitted kitchen with integrated appliances, including a fridge, oven, hob and washing machine. Additional highlights include:

- Telephone door entry intercom system
- Designated parking within a secure garage
- uPVC double glazing and central heating
- Access to an impressive shared courtyard
- High-Speed Fibre Internet

Prior to tenancy, the apartment will be fully redecorated and recarpeted, ensuring a fresh and welcoming environment.

Early viewing is highly recommended to fully appreciate the style, scale, and prime location of this exceptional home.



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



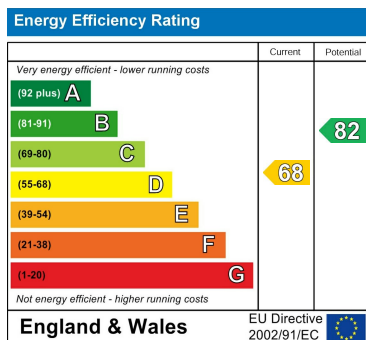
TOTAL FLOOR AREA : 820sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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