

property details **approval form**

131 Roberts Wharf, Neptune Street, Leeds, West Yorkshire, England, LS9 8DW

Date: 09 October 2023

Property Ref and Version: CGT109367 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £150,000

Tenure: Leasehold

>> **key features**

- > LEEDS CITY CENTRE APARTMENT
- > MODERN THROUGHOUT
- > SECURE PARKING AND BIKE STORAGE
- > ON-SITE CARETAKER
- > EPC Rating: C

>> **short description**

A superb one-bedroom apartment in the highly sought after development of Roberts Wharf. A perfect investment opportunity! This apartment is packed with charm and character. CALL WILLIAM H BROWN, CROSSGATES ON 0113 2600945 TO BOOK A VIEWING!

>> **long description**

GREAT OPPORTUNITYONE BEDROOM APARTMENT IN LEEDS CITY CENTRE***SECURE PARKING AND BIKE STORAGE***

A superb one-bedroom apartment in the highly sought after development of Roberts Wharf. A perfect investment opportunity! This apartment is packed with charm and character. It has a large open plan kitchen living space with a large window which floods the room with lots of natural light. The grey modern strip kitchen has integrated appliances including; oven hob with extractor, fridge.dishwasher and freezer box and microwave. The bedroom is a really good size double and house bathroom is neutrally tiled with large mirror unit and bath with shower, toilet, heated towel rail and sink.

Apartment also benefits from a brand new boiler, secure parking and secure bike storage.

This apartment is in a sought after modern development located near the popular Leeds Dock and Brewery Wharf areas and is just a two minutes walk from the vibrant Calls and the city centre beyond. With the River Aire just opposite, and the centre within walking distance - this property provides a dream location.

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>> **directions**

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>> **room description**

Kitchen/ Living Area

10' 4" x 17' 6" (3.15m x 5.33m)

Open plan kitchen/living area, the fitted kitchen comes complete with integrated appliances and complementary wood worktops. It also benefits from a terrace with a stunning view overlooking Leeds Docks.

Bedroom

15' 7" x 13' 1" (4.75m x 3.99m)

Bedroom along side kitchen/living area with doors, spot light on ceiling.

Bathroom

6' 8" x 6' 2" (2.03m x 1.88m)

Fully tiled modern bathroom benefits from WC, hand wash basin and bath

Externall

Apartment benefits from a fully secured parking and bike storage

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>> **room description**

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>> property images



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T 0113 260 0945 E Crossgates@williambrown.co.uk

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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

	Signature	Date
Elliott Richardson		
Mr Z. Al Mokdad		

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