



Clarence House The Boulevard, Leeds LS10 1LG

welcome to

Clarence House The Boulevard, Leeds

William H Brown are proud to present this TWO bedroom, TWO bath apartment situated in the fantastic development of Leeds Dock. Viewings are highly recommended to appreciate this apartment, call us NOW on 0113 260 0945. MUST SEE!!



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Located on the 5th floor this apartment, the property comprises of entrance hall, open plan lounge/dining/kitchen area with balcony offering full dock and city views, master bedroom with en-suite, second double bedroom and house bathroom with bath tub.

Clarence dock, or Leeds dock as it is now more commonly known, is fast becoming one of the most interesting places to live in the city centre. There's lots going on with the Royal Armouries Museum, a hotel and an events space and these are complimented by bars and restaurants around the original dock. There is a regular free water taxi running to Granary Wharf during the warmer months. Clarence Dock is just a short walk from Leeds City Centre and has good access to all Motorway links. There is a Tesco Express supermarket on site.

Open Plan Living Space

Bedroom One

9' 11" x 13' 10" (3.02m x 4.22m)

Bedroom Two

10' 1" x 11' 2" (3.07m x 3.40m)

Bathroom



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Clarence House The Boulevard, Leeds

- Two Bedrooms
- Two Bathrooms
- Balcony
- Popular Location
- City Centre Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT109660 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williambrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williambrown.co.uk