



Clarence House The Boulevard, Leeds LS10 1LG

welcome to

Clarence House The Boulevard, Leeds

Located in the EXTREMELY POPULAR CLARENCE DOCK DEVELOPMENT, this upper floor apartment would be IDEAL FOR A WIDE RANGE OF BUYERS. Offering easy access to the A1/M1 links, Leeds Train Station and the City Centre itself



The Boulevard

Located in the extremely popular Clarence Dock development, this upper floor apartment would be ideal for a wide range of buyers. Offering easy access to the A1/M1 links, Leeds Train Station and the City Centre its self. Clarence Dock itself offers amenities in the immediate location including restaurants, bars and a mini supermarket. Offering views over Leeds, this 6th floor apartment is ready to move into. In brief the accommodation comprises; Open plan lounge/kitchen, balcony, two bedrooms, bathroom and master en-suite.

Entrance Hall

The apartment door opens in to the entrance hall which has a storage cupboard.

Open Plan Living Space

11' 2" x 22' 8" (3.40m x 6.91m)

Lounge Area

With full height windows spanning the front elevation offering views over Leeds. Doors open out to the balcony. Electric heaters and a further window to the side elevation.

Kitchen Area

Fitted with a range of wall and base units with complimentary granite roll edged work tops and splash backs tiling, integrated fridge & freezer, integrated washing machine & dryer, electric oven & hob with cooker hood over.

Bedroom One

9' 10" x 11' 1" (3.00m x 3.38m)

A double bedroom with electric heater and double glazed window to the side elevation.

En-Suite

With a walk in shower, wash hand basin and low flush wc. Tiled floor, part tiling to walls and ceiling spotlights. Chrome ladder style radiator and mirrored cabinet.

Bedroom Two

8' x 11' 2" (2.44m x 3.40m)

A second double bedroom with electric heater and double glazed window to the side elevation.

Bathroom

A fully tiled bathroom, fitted with a white three piece suite comprising; bath with mixer taps and shower attachment, wash hand basin and low flush wc. Recessed mirrored shelving, chrome ladder style radiator and ceiling spot lights.



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Clarence House The Boulevard, Leeds

- Guide Price £210,000- £220,000
- Open Plan Living Space
- Two Bedrooms
- Bathroom & En-suite
- Great Access To Transport Links

Tenure: Leasehold EPC Rating: C

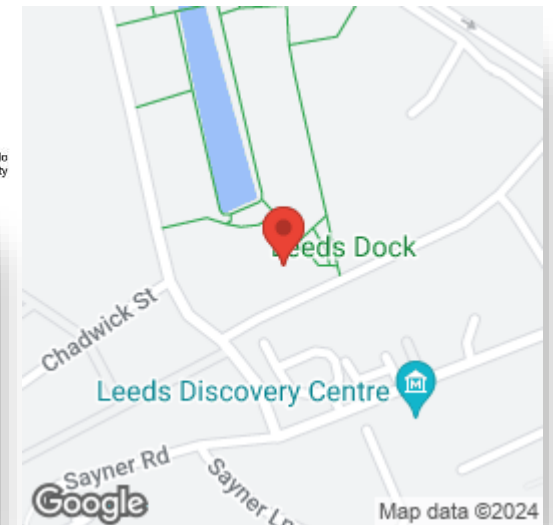
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HEA108343 - 0003

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