



**Cromwell Court, Bowman Lane, Leeds LS10 1HN**

**welcome to**

**Cromwell Court Bowman Lane, Leeds**

A well presented two bedroom apartment situated at Brewery Wharfe, which is a convenient and popular residential location, providing great access to local amenities and transport links.



### **Cromwell Court, Bowman Lane**

A well presented two bedroom apartment, situated at Brewery Wharf, ideally located for the amenities of the City Centre offering a range of pubs, bars and restaurants and extensive shopping as well as easy commuter links. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen, two bedrooms, en-suite and bathroom. The apartment also benefits from having a balcony offering river views and a parking space.

### **Communal Entrance**

The communal entrance hall has secure telecom entry for guests and secure fob entry for residents. There is stair and lift access to all floors.

### **Apartment Entrance Hall**

The apartment door opens in to the entrance hall, which has telecom entry phone, a radiator and storage cupboard.

### **Open Plan Lounge / Kitchen**

21' 3" x 11' 8" ( 6.48m x 3.56m )

### **Lounge Area**

With a radiator, and double glazed doors which open out to the balcony.

### **Kitchen Area**

Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprising; electric oven with gas hob over and cooker hood above. Integrated fridge freezer, washing machine and dishwasher. Double glazed window.

### **Bedroom One**

13' 1" x 9' 7" ( 3.99m x 2.92m )

A double bedroom with built in wardrobe, radiator and double glazed window to the side elevation.

### **En-Suite**

Having a walk in shower cubicle with mains fed shower, wash hand basin with mixer tap and low flush wc. Shaver point, part tiling to walls, tiled floor and extractor fan.

### **Bedroom Two**

13' 1" x 6' 5" ( 3.99m x 1.96m )

A second double bedroom with a radiator and double glazed window.

### **Bathroom**

A white three piece suite comprising; bath with shower over and screen to the side, wash hand basin and low flush wc. Part tiling to walls, chrome ladder style radiator and extractor fan.



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welcome to

## Cromwell Court Bowman Lane, Leeds

- Two Bed Apartment
- Well Presented
- Balcony With River View
- Secure Underground Parking Space
- Popular & Sought After Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108430 - 0004

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