









welcome to

Cromwell Court Bowman Lane, Leeds

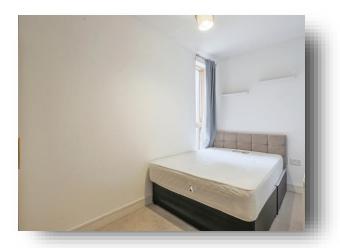
A well presented two bedroom apartment situated at Brewery Wharfe, which is a convenient and popular residential location, providing great access to local amenities and transport links.













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.





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.

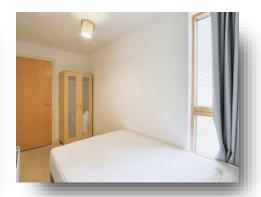
offers over

£200,000











view this property online williamhbrown.co.uk/Property/HEA108430



Property Ref: HEA108430 - 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

0113 278 5337



Headingley@williamhbrown.co.uk



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



williamhbrown.co.uk

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.