



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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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. EWS1 in place

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

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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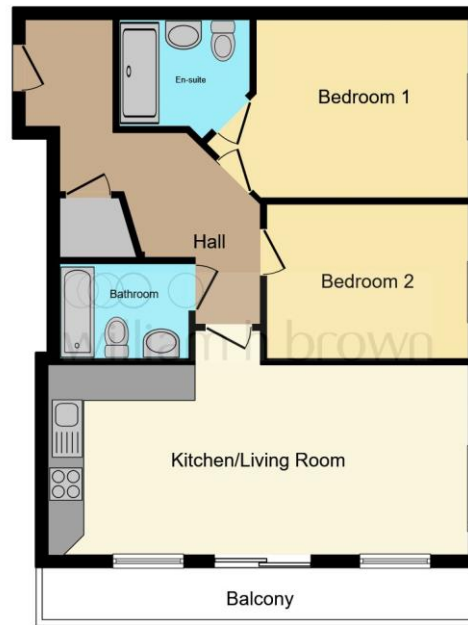
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Apartment
- Open Plan Living Space

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

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108835 - 0002

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