



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

**welcome to**

**Cromwell Court Bowman Lane, Leeds**

**\*\*GUIDE PRICE £170,000 - £180,000\*\*** A two bedroom apartment situated at Brewery Wharf, which is a convenient and popular residential location, providing great access to local amenities and transport links.



### **Hallway**

A spacious hallway with a useful storage cupboard and access to all rooms.

### **Lounge**

13' 11" Max x 11' 9" Max ( 4.24m Max x 3.58m Max )

Open to the kitchen, the lounge area has laminate flooring, radiator, ceiling spotlights and sliding glazed doors opening to a small balcony overlooking the interior courtyard..

### **Kitchen**

9' 9" Max x 7' Max ( 2.97m Max x 2.13m Max )

The kitchen is open to the lounge and offers a range of wall and base units with worksurfaces incorporating a sink, drainer and gas hob. Integrated appliances include a gas oven, fridge, freezer, slimline dishwasher and washing machine. The laminate flooring continues from the lounge area.

### **Bedroom One**

13' Max x 9' 8" Max ( 3.96m Max x 2.95m Max )

A double bedroom with fitted wardrobes, carpet flooring, radiator and access to en suite facilities.

### **En Suite**

Fully tiled and fitted with a three piece suite comprising of a step in shower, wall mounted wc and wash hand basin, radiator and extractor fan.

### **Bedroom Two**

13' Max x 6' 6" Max ( 3.96m Max x 1.98m Max )

A good size second bedroom with carpet flooring, radiator and space for free standing furniture.

### **Bathroom**

With tiling to the floor and splash areas and fitted with a three piece suite comprising of a bath with shower over, wall mounted sink and wc. The room also benefits from a radiator and extractor fan.



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

- **\*\*GUIDE PRICE £170,000 - £180,000\*\***
- Two Bedroom Apartment
- En Suite Facilities
- Balcony
- Popular & Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2938.00

Ground Rent: 315.98

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA108843 - 0007

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