



Langtons Wharf, Leeds LS2 7EF

welcome to

Langtons Wharf, Leeds

Modern 2-Bedroom Apartment with Riverside Views - Close to Leeds City Centre

This stylish and contemporary two-bedroom apartment offers stunning riverside views and is ideally located just a short distance from Leeds city centre



Cloakroom

Water tank, storage, electric box

Lounge

18' L shape x 13' L Shape (5.49m L shape x 3.96m L Shape)

Spacious lounge, windows to the front , herringbone flooring, decorated throughout, the lounge has both underfloor heating and in-ceiling heating

Kitchen

8' 1" max x 7' 3" max (2.46m max x 2.21m max)

Matt white doors, laminate worktops, electric hob, electric built under oven, 4540 slimline dishwasher integrated, freestanding washing machine/dryer, built in extractor, free standing fridge/freezer, white and black traditional flooring, tiled walls

Bedroom 1

13' 1" max x 8' 8" max (3.99m max x 2.64m max)

Spacious double bedroom, herringbone flooring, freestanding furniture, window to the side

Bedroom 2

9' 7" L Shape x 7' 6" L Shape (2.92m L Shape x 2.29m L Shape)

Herringbone flooring throughout, double bed, currently used as an office space, window to the side

Bathroom

Grey and white traditional floor tiles, traditional panel bath with shower over, built in wall with sink and toilet hatch to access, tall towel radiator, small unit on the wall

Loft Space

For storage

Garden/Parking

Communal garden on riverside.

1 parking space allocated

Cloakroom

Water tank, storage, electric box

Tenure

Share Of Freehold

** Zero Ground Rent - Service Charge £700 PER QUARTER - which includes building insurance and water rates**



view this property online williamhbrown.co.uk/Property/HEA108991



welcome to

Langtons Wharf, Leeds

- Modern 2 Bedroom Apartment
- Close To Leeds City Centre
- Under Floor Heating In All Rooms
- Allocated Parking Space/ The Property Has Secure Bike Storage
- The Apartment Is A Detached Apartment

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEA108991



Property Ref:
HEA108991 - 0012

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 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.



william h brown



0113 278 5337



Headingley@williamhbrown.co.uk



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



williamhbrown.co.uk