



Langtons Wharf, Leeds LS2 7EF



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

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Tenure

Share Of Freehold

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



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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

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108991 - 0013

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