



Clarance House The Boulevard, Leeds LS10 1LH

welcome to

Clarance House The Boulevard, Leeds

One-bedroom apartment the 17th floor featuring an open-plan kitchen, lounge, and dining area. Situated in the sought-after Boulevard Apartments, this property offers contemporary living in a prime Leeds location. Priced to sell – don't miss out!



Entrance Hall

Kitchen/Lounge/Dining Room

16' 3" x 11' 1" (4.95m x 3.38m)

The open-plan space features a fully fitted kitchen with wall and base units, integrated appliances, and spotlighting for a modern finish. The lounge and dining area benefit from a front-facing window, electric heating, and laminate flooring, creating a bright and welcoming atmosphere.

Bedroom One

15' 2" x 8' 9" (4.62m x 2.67m)

Carpeted throughout, window to the front, electric heater.

Bathroom

Bathroom incorporating bath tub with shower facilities, washing hand basin, W/C, tiled flooring throughout.



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Clarance House The Boulevard, Leeds

- 17TH FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN LIVING
- PERFECT FOR SINGLES AND COUPLES
- CITY CENTRE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

£120,000



Please note the marker reflects the
postcode not the actual property

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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.



Property Ref:
HEA109533 - 0002

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.



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