



## Balmoral Place, Leeds, LS10 1HR

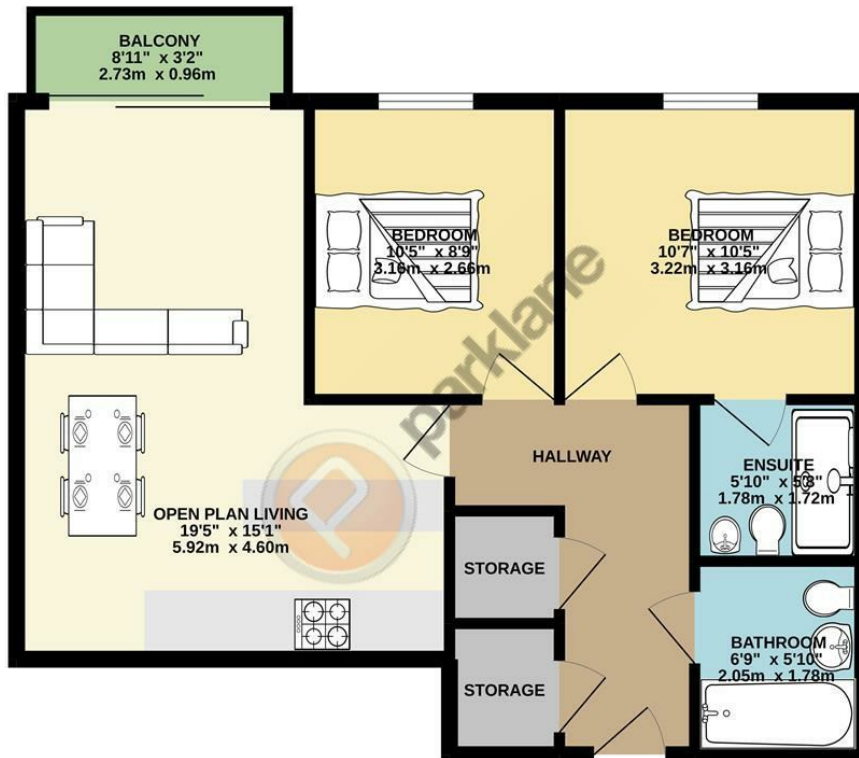
£199,950

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- BALCONY WITH COURTYARD AND RIVER VIEWS
- GATED COMPLEX
- CONCEIRGE SERVICE
- RESIDENT GYM AND SAUNA
- SHORT WALK TO CITY CENTRE
- CLOSE PROXIMITY TO TRAIN STATION
- WATERSIDE LOCATION
- NO PARKING

**\*\*\* EXCELLENT CONDITION - TWO BEDROOM, TWO BATHROOM APARTMENT WITH BALCONY OVERLOOKING INTERNAL COURTYARD in BREWERY WHARF with RIVER VIEWS\*\*\*** Currently tenanted for £1000 PCM with break clause effective from October 2024. Great investment opportunity or available with vacant possession and no onward chain.

Fantastic second floor apartment with two double bedrooms and two bathrooms, open plan living with balcony facing into internal courtyard. Brewery Wharf is situated in an excellent location for access to Leeds Train Station, central shopping area and central business district. Doorstep amenities such as Sainsburys and other restaurants and bars. Brewery Wharf is a popular gated complex with secure fob entry access, concierge service, well maintained courtyard and communal areas with an on site residents gym and sauna. All fixtures and fittings included in the sale as well as furniture. EPC Rating B.

**Ground Floor**  
 620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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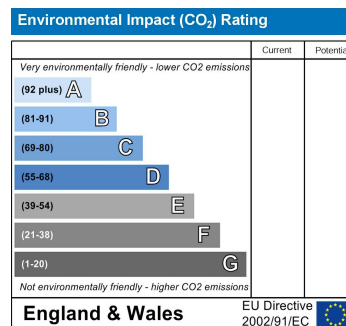
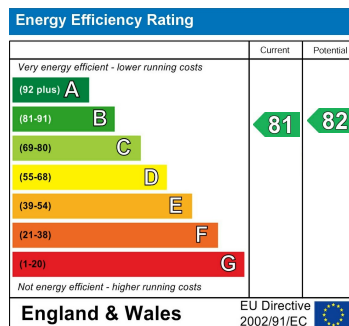
## Leasehold Charges

Length of leasehold and years remaining – 999 years  
(less one day) from 1 January 2002. 978 years  
remaining.

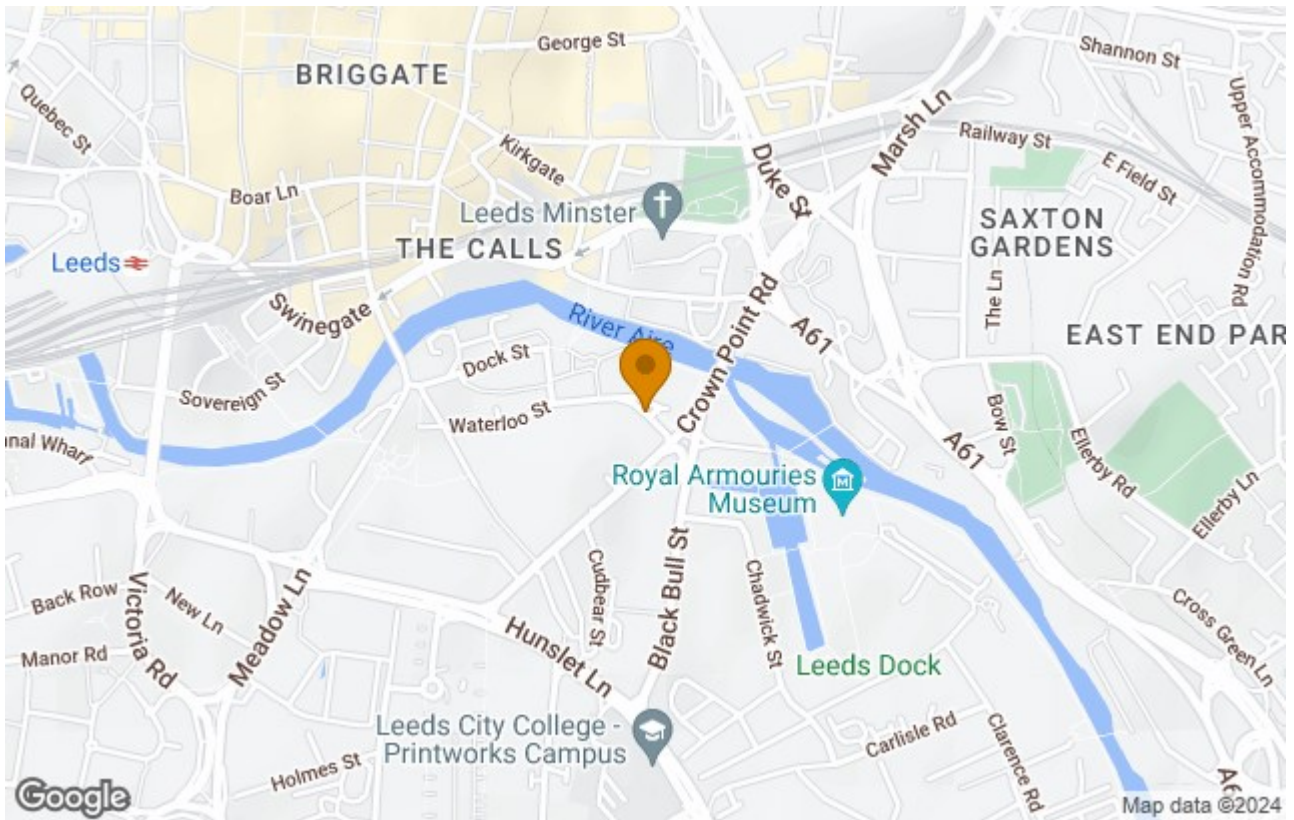
Annual service charge: £2749.80

Annual ground rent: £175.00

Council Tax Band: D - £1860.22 PA



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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.