parklane

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Clarence House, Leeds, LS10 1LH

£130,000

- ONE DOUBLE BEDROOM
- EWS1 CERTIFIED
- LEEDS DOCK LOCATION
- OPEN PLAN LIVING
- OPEN TO MORTGAGE FINANCE
- SHORT WALK TO CITY AND TRAIN STATION
- 11TH FLOOR POSITION
- FOB ENTRY & LIFT ACCESS
- WATERFRONT LOCATION

11TH FLOOR, ONE BEDROOM APARTMENT AT LEEDS DOCK AVAILABLE WITH VACANT POSSESSION. OPEN TO MORTGAGE AND CASH BUYERS - EWS1 CERTIFIED. NO ONWARD CHAIN.

Perfect first time purchase or investment opportunity set on the dockside of the Leeds/Liverpool Canal. Leeds Dock is a bustling development with restaurants, bars and cafes. Home to Sky, Channel 4 and the Royal Armouries. Various events take place throughout the year at Leeds Dock with lots of pop up food traders along the way. A great place to live with a short walk to the City Centre and Train Station. BE QUICK TO VIEW AS AVAILABLE TO BUY WITH MORTGAGE. EPC Rating C. Council tax band C.
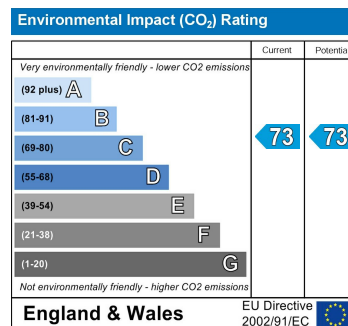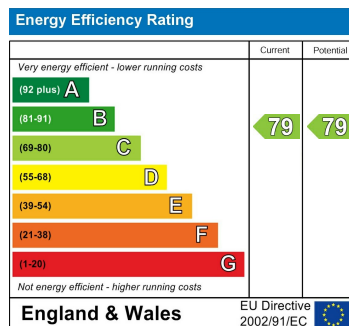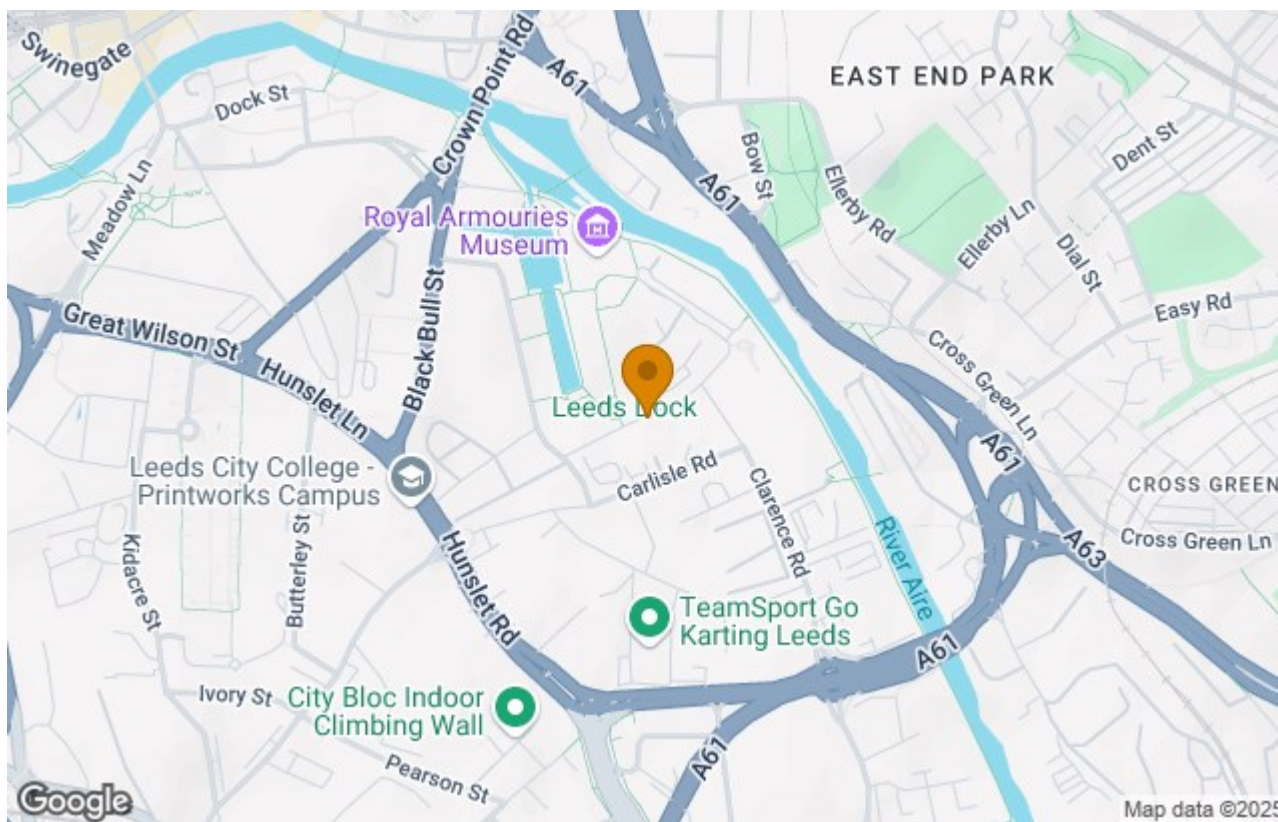
Leasehold Information

LEASEHOLD - 150 years from 2004
Service Charge: £622.00 quarterly
Ground Rent: £250 PA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

LEASEHOLD - 150 years from 2004
Service Charge: £622.00 per quarter
Ground Rent: £250 PA
Council Tax Band: C

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.