



**Balmoral Place, Leeds, LS10 1HR**  
**£135,000**

- ONE DOUBLE BEDROOM
- ON SITE GYM, SAUNA, CONCIERGE
- LOCAL RESTAURANTS & BARS
- LUXURY BATHROOM
- FULL SIZE FRIDGE FREEZER
- SAINSBURY'S ON DOORSTEP
- BALCONY
- GATED COMPLEX
- TEN MINUTES WALK TO TRAIN STATION

Set in the desirable gated Brewery Wharf development, sitting on the banks of the River Aire, this complex offers a lovely well maintained courtyard area, on site residents gym and sauna with a very friendly concierge. The accommodation comprises: Entrance Hall, Open plan Living Room with Fully Equipped Kitchen area and access to walk on balcony, Double Bedroom with built in wardrobes and House bathroom with 3 piece White Suite and shower. Within a minutes walk are various restaurants, cafes and bars as well as a Sainsbury's to do your food shop. Ten minutes walk to train station and into the central shopping area of Leeds. Fantastic investment currently achieving £10,200 per annum.

EPC rating B.

Council Tax Band C.

Ground Floor  
 409 sq.ft. (38.0 sq.m.) approx.



64 Balmoral

TOTAL FLOOR AREA : 409 sq.ft. (38.0 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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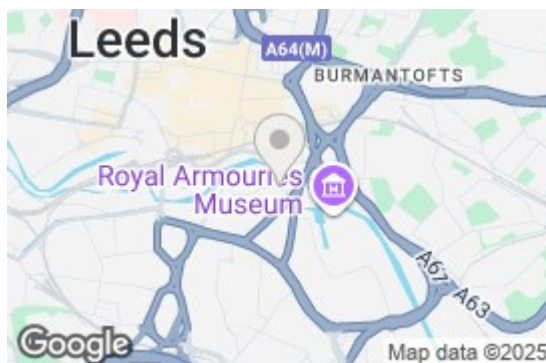
**Leasehold Information**

Lease: 999 years from 31st December 2001

Service Charge: £2,202.40 per annum.

Ground Rent: £270.84 per Annum

**One bedroom apartment with balcony at Brewery Wharf.**



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.