



## Cromwell Court, Leeds, LS10 1HN

£184,950

- LIGHT AND AIRY APARTMENT
  - TWO BATHROOMS
  - ONSITE CONCIERGE
  - OVERLOOKING INTERNAL COURTYARD
  - BALCONY
  - RESIDENTS GYM/SAUNA
  - TWO DOUBLE BEDROOMS
  - GATED COMPLEX/CCTV
  - WALKING DISTANCE TO ALL ESSENTIAL AMENITIES
- EWS1 COMPLIANT - OPEN TO CASH/MORTGAGE

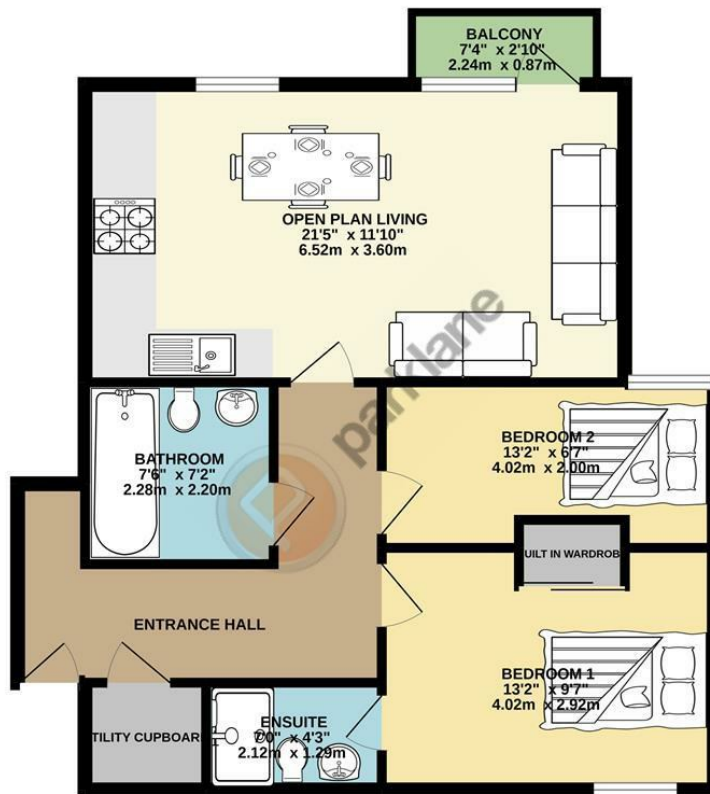
**\*\*\*£10,000 PRICE REDUCTION\*\*\* FABULOUS TWO BED, TWO BATH APARTMENT SITUATED IN BREWERY WHARF COMPLEX\*\*\***

LOVELY, LIGHT AND AIRY APARTMENT PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE. EWS1 COMPLIANT, OPEN TO CASH AND MORTGAGE. NO ONWARD CHAIN. CURRENTLY RENTED UNTIL 09/08/25 (6 MONTH BREAK CLAUSE APPLICABLE IN JANUARY FOR VACANT POSSESSION) £1100 PCM RENTAL INCOME.

1st floor, two double bedroom apartment in good condition, comprising of large entrance hallway, open plan living space with access to balcony overlooking internal courtyard and river views, two double bedrooms, primary with en-suite and house bathroom.

Brewery Wharf is a gated complex with fob entry access and CCTV security, onsite concierge as well as residents gym, sauna and very well maintained grounds making it a very popular residential location. Brewery Wharf is also situated on the banks of the River Aire within close proximity to Leeds City Centre shopping district and minutes' walk from the train station. Closer to the development there are various restaurants, coffee shops and bars as well as a local Sainsbury's. Easy commuter access to M62/M1 as well. EPC Rating B

Ground Floor  
 677 sq.ft. (62.9 sq.m.) approx.

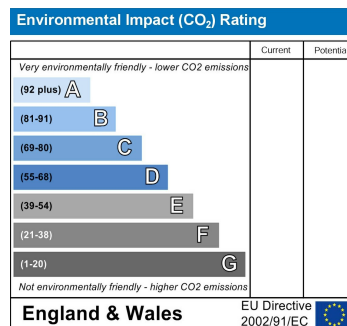
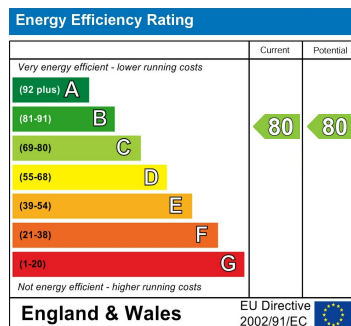


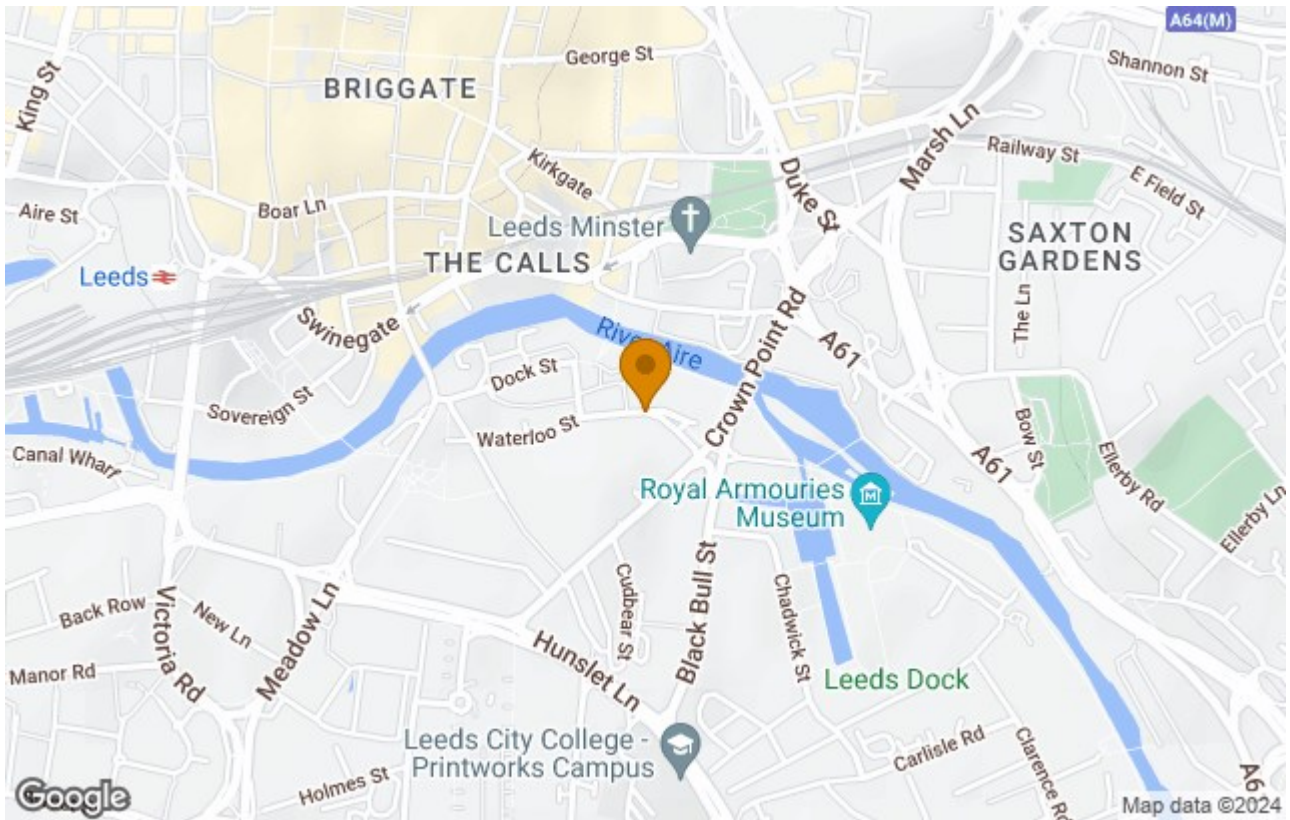
TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

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.  
 Made with Metropix 1/2022

## Lease Information

Leasehold: 999 years from 1/1/2002. 978 years remaining approximately.  
 Annual service charge: £2642.00  
 Annual ground rent is £175.00  
 Council Tax band: D  
 EPC rating: B





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.