



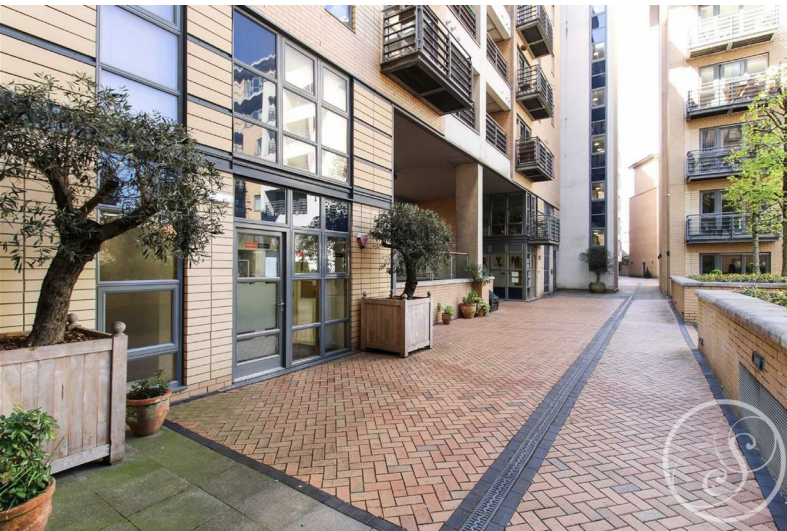
Stoneacre  
Properties



## Balmoral Place

2 Bowman Lane Leeds, LS10 1HR

£159,000



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£159,000



## Lounge/Kitchen/Diner

Large open plan lounge/kitchen/diner, with floor to ceiling windows and wrap around balcony. The kitchen comprises of wall and base units, sink with drainer, an integrated fridge freezer, gas hob with extractor above, and integrated oven.

## Bedroom 1

Double bedroom with en-suite bathroom. Bedroom also comprises of integrated wardrobes. En-suite comprises of toilet, sink, and shower.

## Bedroom 2

Double bedroom with integrated wardrobes.

## Bathroom

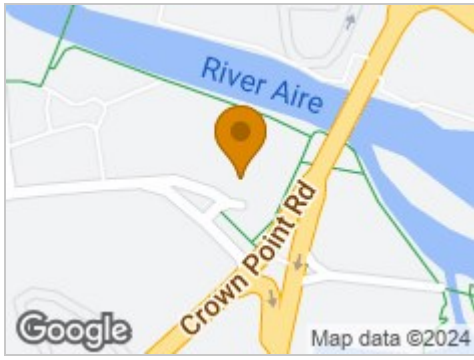
Main bathroom comprises of toilet, sink, and shower over bath.

## Lease

We are advised by the vendor that the property is leasehold with approx 980 years remaining. The current service charge is approximately £733.99 paid quarterly and the ground rent is £175.00 per year. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



## Hybrid Map



## Terrain Map



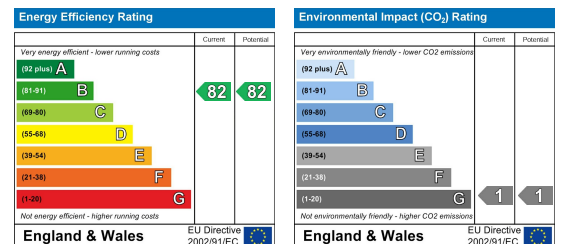
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.