



## Balmoral Place, Leeds, LS10 1HR

£159,950

- No Chain
- En-suite bathroom
- Two Double Bedrooms
- Balcony
- Fully equipped Kitchen
- Approximately 680 sq foot

Delightful two bedroom, two bathroom apartment available at Brewery Wharf. The accommodation of approximately 680 square feet incorporates: Open plan living room with balcony and with fully equipped, newly refurbished kitchen area with a brand-new fridge freezer, dishwasher and extractor fan. Two double bedrooms, the primary having ensuite bathroom. 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 (additional cost). On your doorstep you will also find a local Sainsburys, restaurants and bars. Within a ten minute walk you can be at Trinity shopping centre and the train station. Brewery Wharf is situated next door to Aire Park which is a multi-functional all year-round space, which will be used for outdoor markets, performances and pop-up cinema events.

EPC Rating B.

Council tax band D.

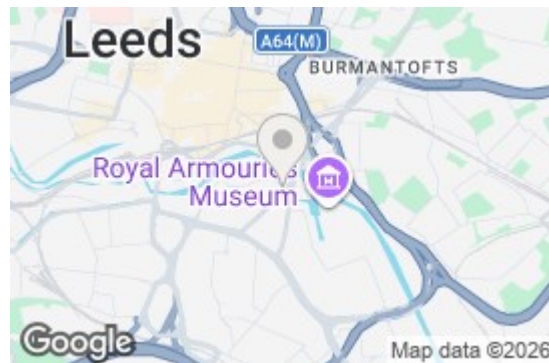
**Leasehold Information**

Lease Remaining: 974 years

Ground Rent: £315.98 per annum

Service Charge: £3399.24 per annum

**Well presented two bedroom, two bathroom apartment in the popular Brewery Wharf development.**



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.