

Lot 323

160 Clarence House The Boulevard,  
Leeds, West Yorkshire, LS10 1LH

Upon  
instruction of

AMG



All enquiries Ref: Meghan Mamo

### ■ Leasehold seventeenth floor flat

#### Location:

The property is located on The Boulevard. A comprehensive range of shops, bars and restaurants can be found within Leeds City Centre lying to the north west. Public transport links can be found at Leeds Station and at Cross Gates Rail Station located to the east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A61 and the M621 both lying to the south. Recreational pursuits can be found at East End Park lying to the east.



#### Accommodation:

One bedroom, reception room open plan to kitchen, bathroom/wc

#### EPC Rating: C

#### Council Tax Band: C

#### Lease:

Held on a lease for a term of 150 years (less 10 days) from 26/03/2002 at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.