



## Clarence House, Leeds, LS10 1JT

**£122,500**

- Dockside location
- Supermarket and restaurants on site
- One double bedroom
- Popular location
- Bathroom with shower
- EWS1 Certified

ONE BEDROOM APARTMENT AT LEEDS DOCK AVAILABLE. OPEN TO MORTGAGE AND CASH BUYERS - EWS1 CERTIFIED. NO ONWARD CHAIN. Perfect first time purchase or investment opportunity set on the dockside of the Leeds/Liverpool Canal. Leeds Dock is a bustling development with restaurants, bars and cafes. A great place to live with a short walk to the City Centre and Train Station. Currently tenanted until September 2025.

EPC Rating C.

Council tax band C.

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## Leasehold Information

Lease: 150 years from March 2002

Ground rent: £250 annually

Service Charge: £1320 annually

## Hallway

Wood flooring, electric heater, Storage cupboard housing water heater.

## Living Room

Open plan Living area, wood flooring, double glazed window.

## Kitchen Area

Range of wall and base units with contrasting worktops, integrated electric oven and hob with stainless steel extractor hood, integrated fridge freezer, sink and drainer unit, wood flooring.

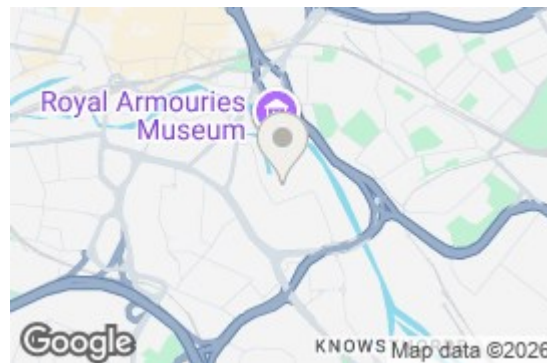
## Bedroom

Double Bedroom, carpet flooring, double glazed window.

## Bathroom

White 3 piece bathroom suite, mains shower over bath, glass shower screen, fitted bathroom cabinets, tiled floor.

High quality one bedroom apartment at the Leeds Dock 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.