



## Admiral Court 8 Bowman Lane Leeds



### 2 Bedroom Apartment £150,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# Apartment 5, Admiral Court 8 Bowman Lane, Leeds, West Yorkshire, LS10 1HP

## GROUND FLOOR:

### Communal Entrance:

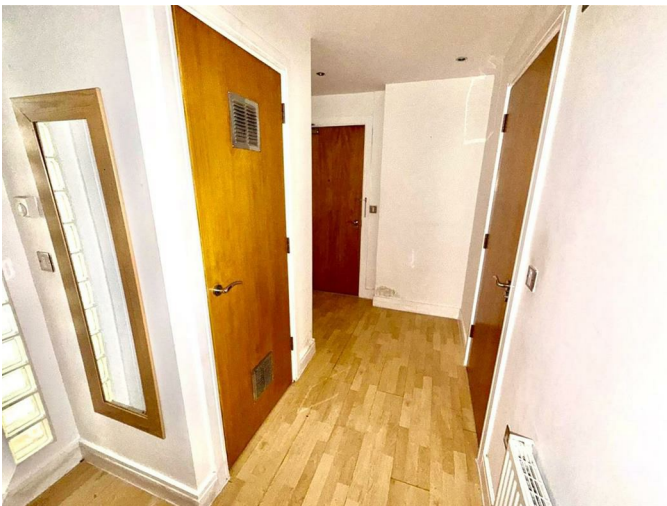


A communal entrance hallway with access to the upper floors, access to the apartment, intercom access system

### Private Entrance Hallway:

Private entrance opens up into the hallway, access to the accommodation

### Hallway:



## Open Plan Living Space:



## Fitted Kitchen:



A range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, an inset sink & drainer, integral kitchen appliances (fridge / freezer, washing machine & dishwasher).

## Living Room / Dining Area:



Double glazed sliding door giving access to the rear, ample space for a range of living room furniture, central heating radiator, ample space for a dining table & chairs

## Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

## En-suite Shower Room / WC:



A three piece suite comprising of a walk in shower, low flush WC, wash basin

## Bedroom Two:



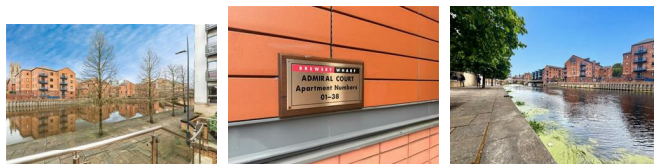
Double glazed window, central heating radiator, fitted wardrobes

## Bathroom / WC:

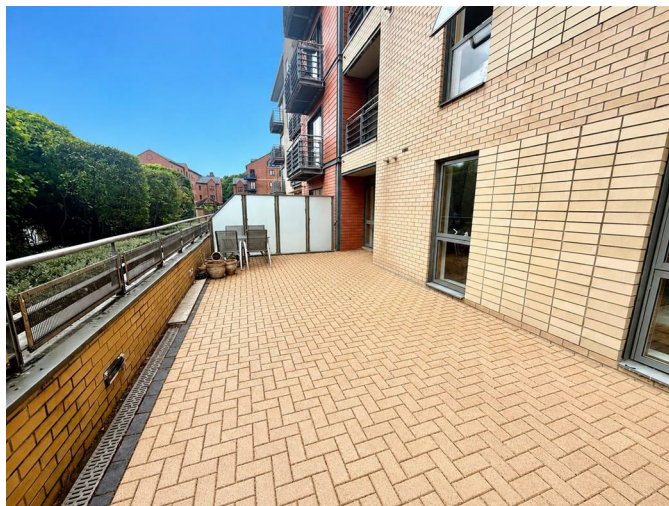


A three piece suite with a panelled bath, low flush WC, wash basin, central heating radiator / towel warmer

## TO THE OUTSIDE :



## Gardens:



To the rear of the property there is a block paved garden area

## EPC Link:

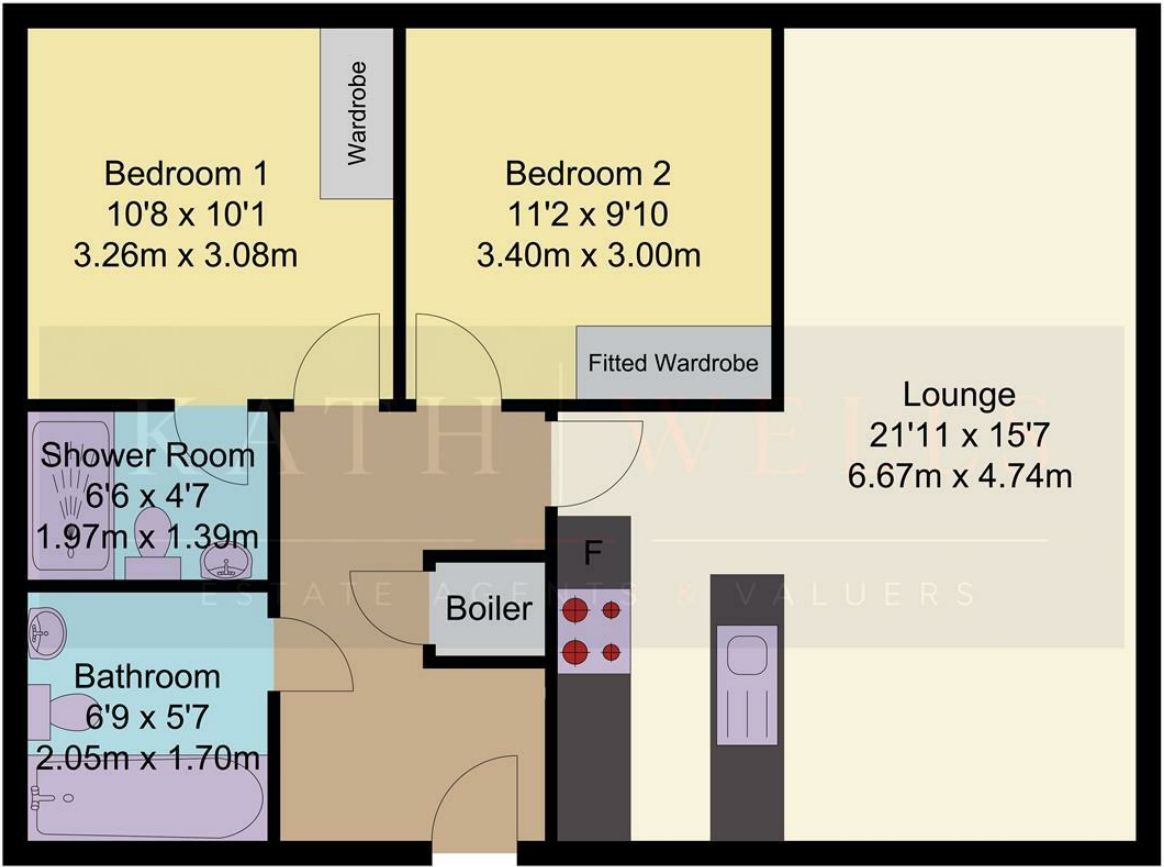
<https://find-energy-certificate.service.gov.uk/energy-certificate/9991-0207-7707-1058-2900>

## Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Floor Plan



Approx. 60.52 sqm.  
(651.43 sqft.)