



## Apartment 34, 4, St. James Quay Bowman Lane, Hunslet, LS10 1HG

**Offers in the region of £270 000**

Goodmove are delighted to present this beautiful and bright two bedroom apartment to the market.

Accommodation is light and airy throughout and briefly comprises a welcoming entrance hall, spacious open plan living kitchen area which offers a fabulous dual aspect with extensive floor to ceiling windows with river views and access to a balcony. There are two double bedrooms, master with an ensuite, and a modern bathroom. There is also one allocated parking space in the basement included.

St James Quay is situated on the River Aire at the sought after development, Brewery Wharf. The complex benefits from a private residents gym, well kept communal grounds and concierge service. Brewery Wharf is a fabulous location for not just the amenities on the door step but also just a short walk from Harvey Nichols and the main shopping areas of the City.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



**Leasehold Information**

Leasehold: Term 999 years (less one day) from 1st January 2002

Ground rent: £315.98 per annum (Reviewed by RPI every 20 years. Next review 2042)

Service Charge for 2025 is £3,694.16 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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