



## Clarence House, Leeds, LS10 1LH

£125,000

- ONE DOUBLE BEDROOM
- EWS1 CERTIFIED
- LEEDS DOCK LOCATION
- OPEN PLAN LIVING
- OPEN TO MORTGAGE FINANCE
- SHORT WALK TO CITY AND TRAIN STATION
- 11TH FLOOR POSITION
- FOB ENTRY & LIFT ACCESS
- WATERFRONT LOCATION

**11TH FLOOR, ONE BEDROOM APARTMENT AT LEEDS DOCK AVAILABLE WITH VACANT POSSESSION. OPEN TO MORTGAGE AND CASH BUYERS - EWS1 CERTIFIED. NO ONWARD CHAIN.**

Perfect investment opportunity set on the dockside of the Leeds/Liverpool Canal. Leeds Dock is a bustling development with restaurants, bars and cafes. Home to Sky, Channel 4 and the Royal Armouries. Various events take place throughout the year at Leeds Dock with lots of pop up food traders along the way. A great place to live with a short walk to the City Centre and Train Station. **BE QUICK TO VIEW AS AVAILABLE TO BUY WITH MORTGAGE. EPC Rating C. Council tax band C.**

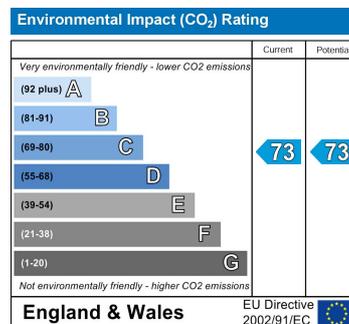
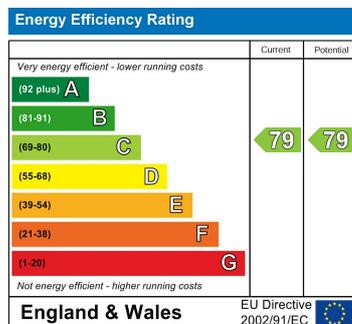
**Tenanted till August 2026 @ £875 PCM.**

## Leasehold Information

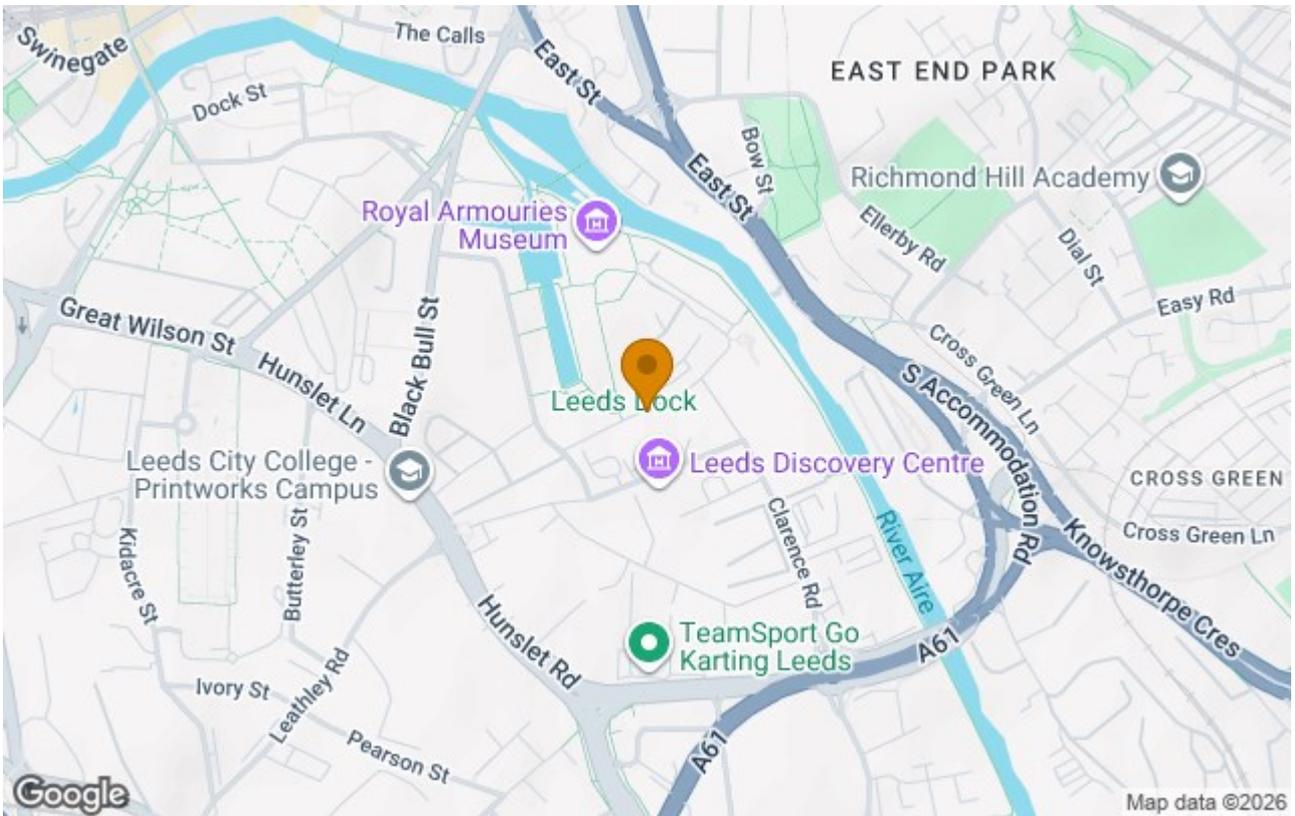
LEASEHOLD - 150 years from 2004

Service Charge: £622.00 quarterly

Ground Rent: £250 PA



**LEASEHOLD - 150 years from 2004**  
**Service Charge: £622.00 per quarter**  
**Ground Rent: £250 PA**  
**Council Tax Band: C**



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.