

HOME
MARKETING & MANAGEMENT

76 BALMORAL PLACE, BOWMAN LANE, HUNSLET LS10 1HR

£69,000



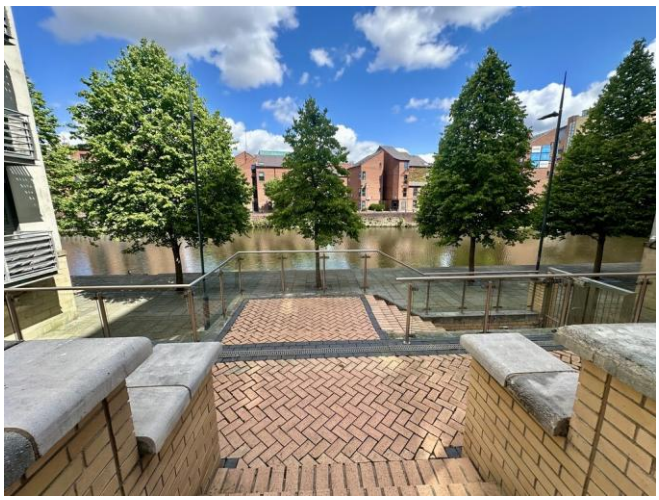
Modern 4th Floor Apartment
Spacious Fitted Double Bedroom
Neutral Decor. Secure Development
Excellent Central Riverside Location
Balcony with Long Distance Views
Modern Kitchen & Bathroom
On Site Gym & Concierge
Excellent Access to Shops / Bars / Cafes
Currently Tenanted £850 pcm
Well Proportioned

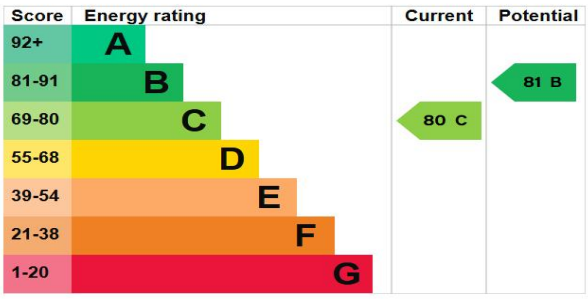












The graph shows this property's current and potential energy rating.

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GENERAL DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £69,000
Spacious one bedroom apartment situated within sought after Riverside Brewery Wharf development in Leeds City Centre. Ideal for investor to add to their portfolio, easy walking distance to city centre amenities, Clarence dock & Leeds train station. Benefits: large open plan living area with ample space for sofas, separate dining area & modern fitted kitchen. Balcony with river and city views; neutral décor; good size white modern bathroom suite; double bedroom with large fitted wardrobe; attractive communal gardens; storage cupboard & Gas c/h. Brewery Wharf is a well regarded gated development with concierge & secure access from both the river and street sides. Onsite Gym . Part furnished. Will be sold with a tenant in situ current rent £850 pcm - NO viewings will be taking place.

TENURE

Leasehold
Service charge Quarterly £646.29 (incl. gas safety inspection / certificate)
999 YEAR LEASE FROM 2005
Annual Ground Rent £270.84
Annual 2026 Electricity communal share £286.63

ROOM MEASUREMENTS

ENTRANCE HALL
LIVING AREA 23' 0" x 10' 3" (7.01m x 3.12m) MAX
KITCHEN
DOUBLE BEDROOM 1 10' 10" x 8' 10" (3.3m x 2.69m) MAX
BATHROOM 6' 10" x 5' 7" (2.08m x 1.7m) MAX
BALCONY

OPENING HOURS

Pudsey Office

Monday to Friday	**8.30am – 5.00pm**
Saturday	**9.00am – 1.00pm**
Sunday & Bank Holidays	**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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