



ZENKO CITY LIVING

THE PENTHOUSE

**98 Balmoral Place, Bowman Lane, Leeds,
LS10**

THE PROPERTY PEOPLE YOU CAN TRUST
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FOR SALE - £875,000

A HIGHLY INDIVIDUAL | THREE BEDROOM
DUPLEX PENTHOUSE APARTMENT IN
BREWERY WHARF | LARGE SOUTH FACING
TERRACE | SECURE BASEMENT PARKING



PROPERTY OVERVIEW

 | 3  | 2  | 1  | 1,800 sq ft

 | 1,000 sq ft



999 FROM 2004

LEASE LENGTH

£326 P.A

GROUND RENT

£4,000 P.A

SERVICE CHARGE



ABOUT THIS PROPERTY.....

A highly individual penthouse apartment in Brewery Wharf which has been extensively adapted and improved. Over the last 20 years, the current owners have created a very substantial, fully decked south facing landscaped terrace and an upper floor master bedroom with bespoke glass staircase, floor to ceiling windows, en-suite and dressing area.

The apartment has 3 bedrooms, 2 bathrooms, a large L-shaped living room with terrace access and gable windows with long views down the river.

Leasehold information

Ground Rent: £326 PA (Reviewed every 20 years from the commencement date indexed to RPI, next review 2042)

Service Charge £4000 PA

Lease Term 999 years from 1 January 2002

Brewery Wharf is a scheme of 325 apartments set within 6 individual blocks. Built 2005 the site sits on the south bank of the river Aire with vehicular access off Bowman Lane. There is an onsite concierge, landscaped gardens, onsite gymnasium and direct access to the riverside. The wider development offers onsite amenities including Sainsburys Local, Cafe Yum Yum and 212 cafe and bar.

Council Tax: Band F (£3121 PA)

EPC Rating TBC

Heating: Gas central heating

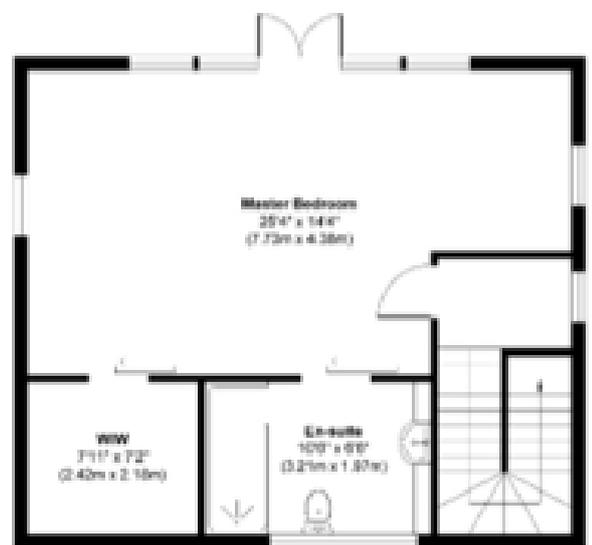
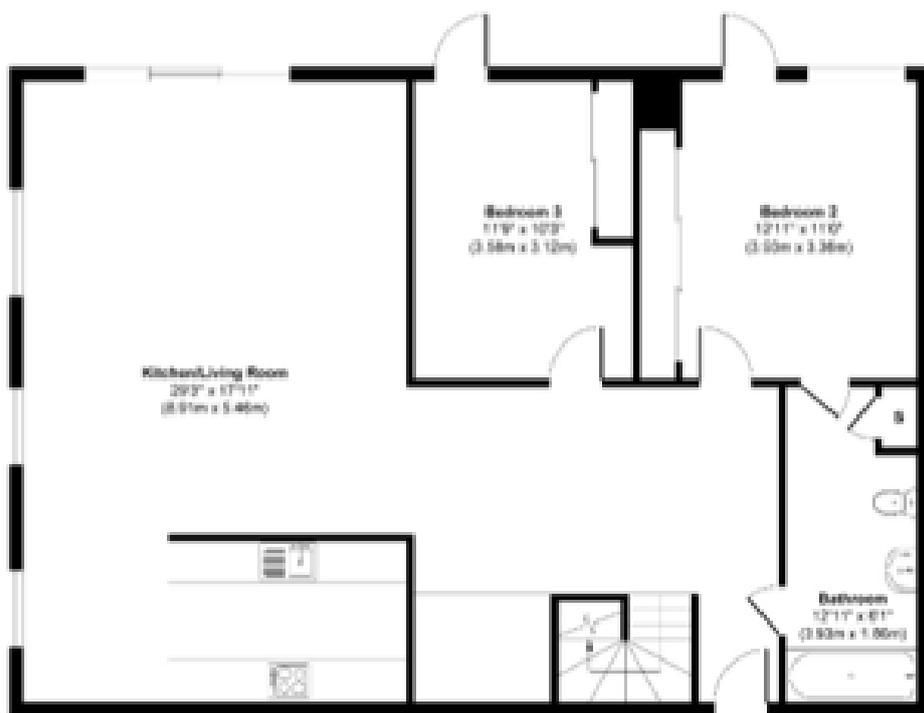
Water: Mains connected, heated via gas boiler

Broadband: High speed fibre

Mobile signal: No issues to report

Construction type: Purpose built mixed materials





Approx. Gross Internal Floor Area 1771 sq. ft / 164.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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THIS IS WHAT YOUR KITCHEN COULD LOOK LIKE....





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For more information or to
arrange a viewing

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