



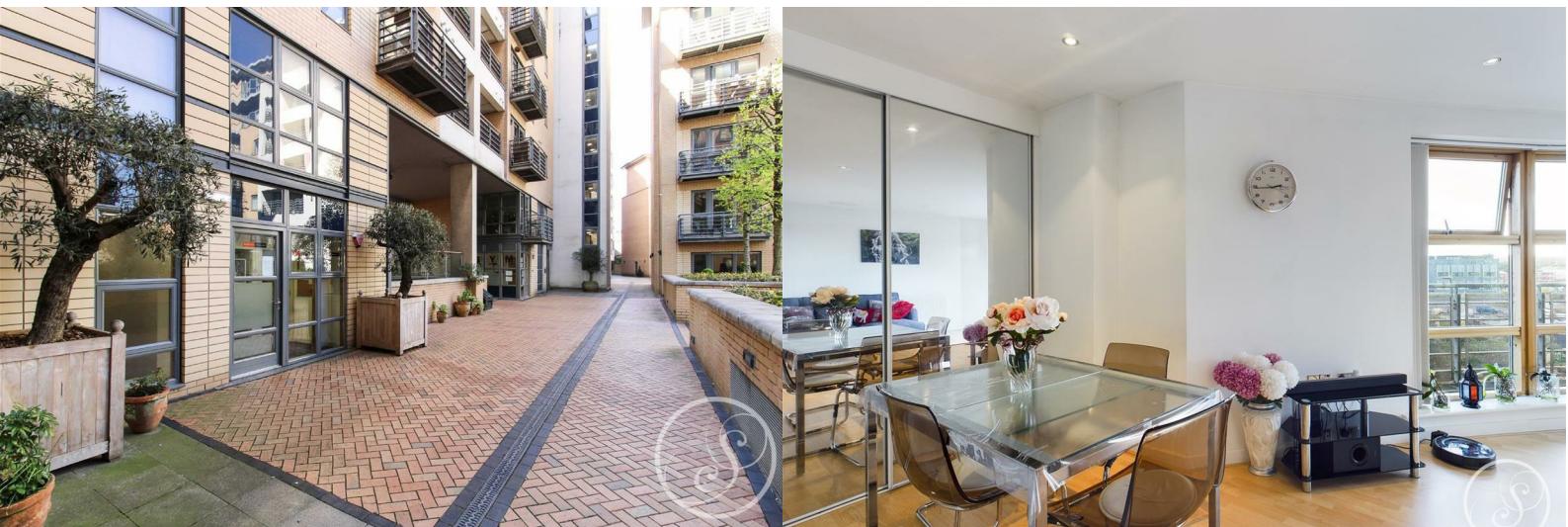
Stoneacre  
Properties



## Balmoral Place

2 Bowman Lane Leeds, LS10 1HR

£189,950



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## Entrance

The block is accessed via a gated entry system. Upon entering the property you're welcomed into the entrance hallway which offers access throughout the property.

## Kitchen/living/dining area

Large open plan lounge/kitchen/diner, with floor to ceiling windows and wrap around balcony. The kitchen comprises built-in storage wall and base units, sink with drainer, an integrated fridge freezer, gas hob with extractor above, and integrated oven.

## Bedroom One

Good sized double bedroom, boasting laminate wood effect flooring built-in wardrobes and storage and offers access to the renovated en-suite. The en suite is fully tiled and comprises shower, toilet and sink.

## Bedroom Two

Second double bedroom, laid to carpet.

## Bathroom

Fully tiled main bathroom comprising shower over bath, toilet and sink.

## Amenities

The complex boasts a concierge and an on-site gym, sauna and gated gardens and landscape

## External

The gated complex is sat within well maintained grounds, and offers secure allocated parking.

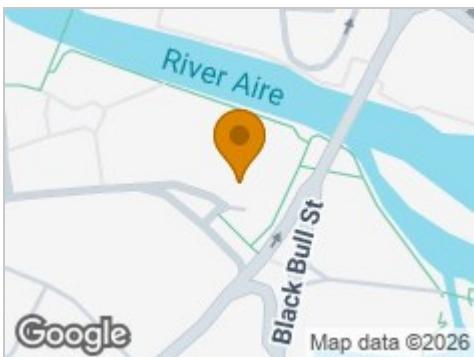
## Lease

We are advised by the vendor that the property is

leasehold with approx 975 years remaining. The current service charge is approximately £3600 per annum and the ground rent is £315 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



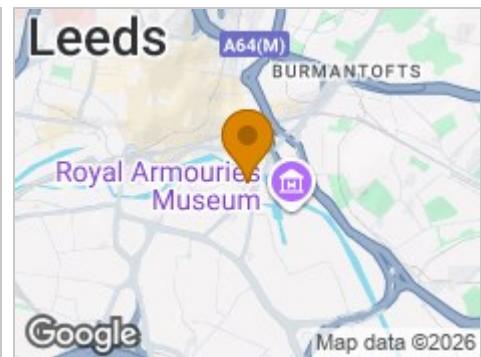
## Road Map



## Hybrid Map



## Terrain Map



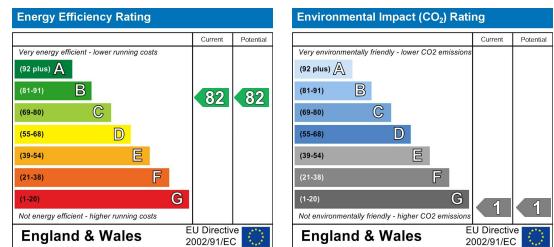
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.