



Admiral Court 8 Bowman Lane Leeds



2 Bedroom Apartment £145,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

Apartment 5, Admiral Court 8 Bowman Lane, Leeds, West Yorkshire, LS10 1HP

GROUND FLOOR:

Communal Entrance:

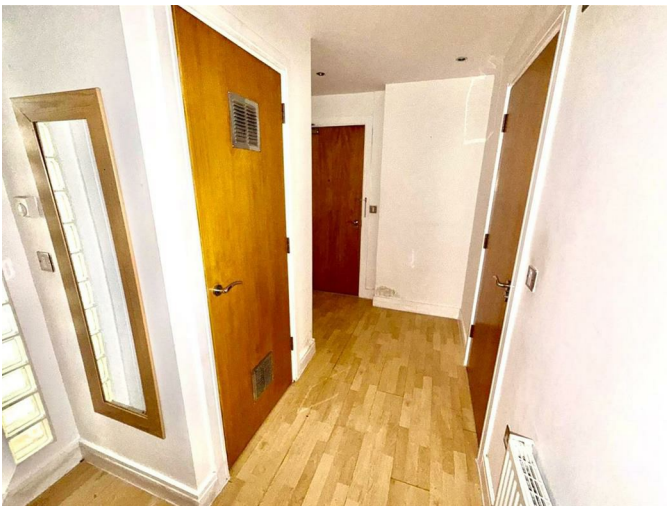


A communal entrance hallway with access to the upper floors, access to the apartment, intercom access system

Private Entrance Hallway:

Private entrance opens up into the hallway, access to the accommodation

Hallway:



Open Plan Living Space:



Fitted Kitchen:



A range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, an inset sink & drainer, integral kitchen appliances (fridge / freezer, washing machine & dishwasher).

Living Room / Dining Area:



Double glazed sliding door giving access to the rear, ample space for a range of living room furniture, central heating radiator, ample space for a dining table & chairs

Bedroom One:



Double glazed window, fitted wardrobes, central heating radiator

En-suite Shower Room / WC:



A three piece suite comprising of a walk in shower, low flush WC, wash basin

Bedroom Two:



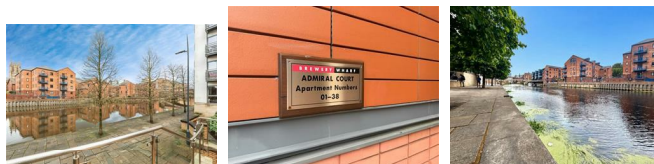
Double glazed window, central heating radiator, fitted wardrobes

Bathroom / WC:

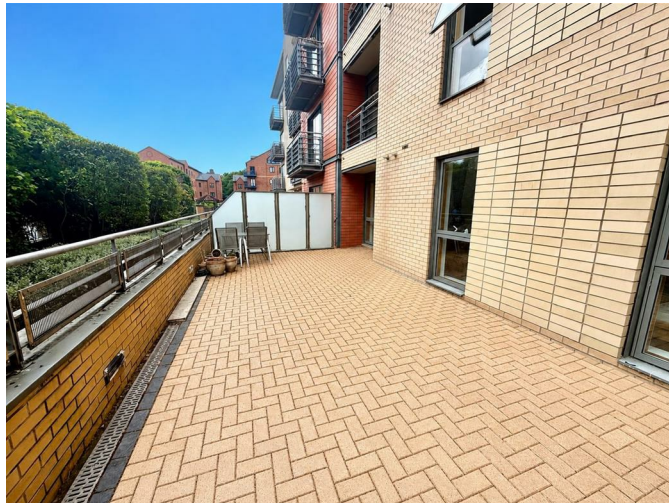


A three piece suite with a panelled bath, low flush WC, wash basin, central heating radiator / towel warmer

TO THE OUTSIDE :



Gardens:



To the rear of the property there is a block paved garden area

EPC Link:

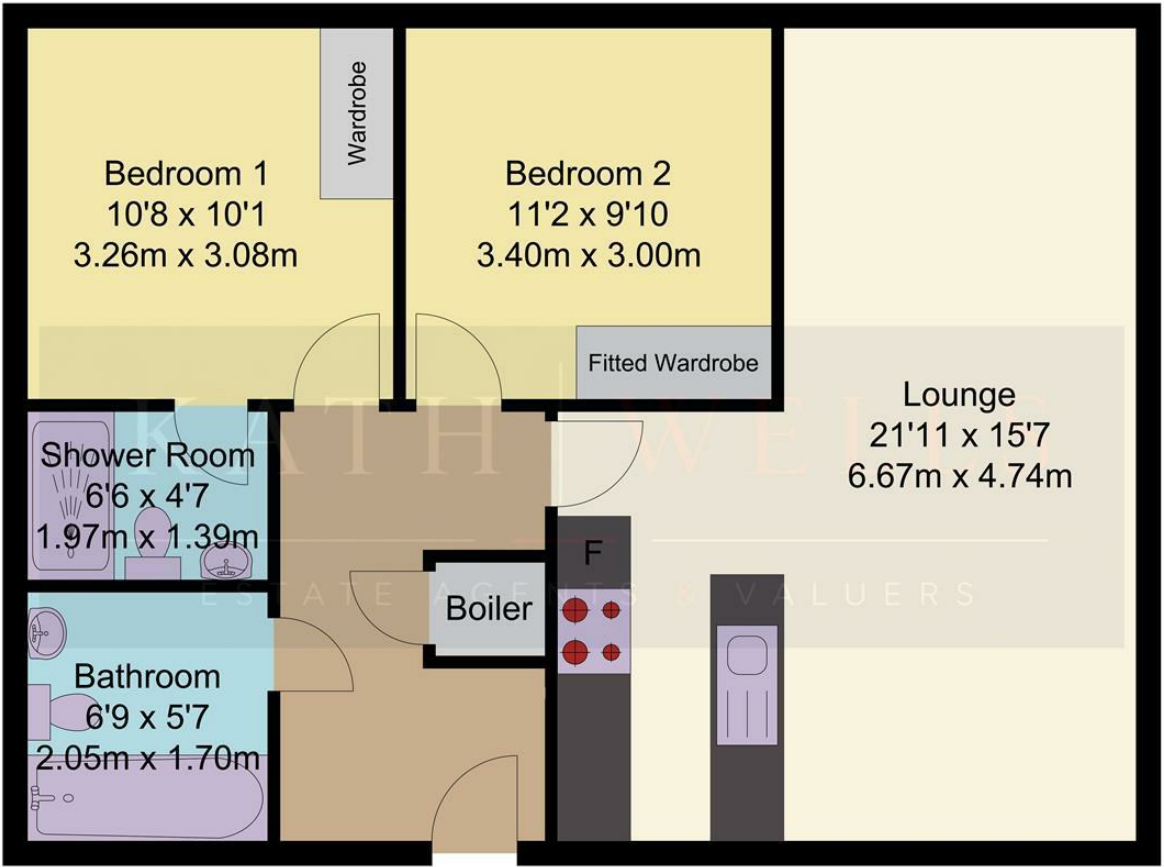
<https://find-energy-certificate.service.gov.uk/energy-certificate/9991-0207-7707-1058-2900>

Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



Approx. 60.52 sqm.
(651.43 sqft.)