



Bouverie Court, Leeds LS9 8LB

welcome to

Bouverie Court, Leeds

- Ground floor apartment
- Allocated parking
- Within walking distance to Leeds City Centre with great transport links
- Communal gardens
- Perfect for first-time buyers

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 944.00

Ground Rent: 373.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000

view this property online williamhbrown.co.uk/Property/HEA109644



Property Ref:

HEA109644 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Communal Entrance

Accessed via a secure intercom entry system, with stair access to all floors.

Private Entrance

Useful storage cupboard housing the boiler. Intercom entry system.

Lounge/Dining Area

13' 6" x 15' 8" (4.11m x 4.78m)
A modern open-plan kitchen and lounge featuring a spacious living area with a Juliet balcony to the rear. The room includes a wall-mounted electric radiator, contemporary laminate flooring, and a sleek kitchen area that flows seamlessly into the space.

Kitchen

13' 6" x 6' 4" (4.11m x 1.93m)
Open plan to the living room/diner, the kitchen is fitted with a range of wall, base and drawer units with laminate worktops. It features a stainless steel sink and drainer with mixer tap, an integrated electric oven and hob with extractor hood above, space for a washing machine, and under-unit lighting for a modern finish.

Bedroom 1

10' 11" x 11' 2" (3.33m x 3.40m)
A spacious double bedroom featuring a double-glazed window, wall-mounted electric radiator and fitted carpet, offering ample space for a double bed.

En-Suite Bathroom

A spacious en-suite fitted with a three-piece white suite comprising a low-level WC, wash hand basin and shower cubicle. Additional features include an electric shaver point, chrome heated ladder towel rail and lino flooring.

Bedroom 2

8' 8" x 11' 11" (2.64m x 3.63m)
A spacious double bedroom featuring a double-glazed window, wall-mounted electric radiator and fitted carpet, offering generous room for furnishings.

Bathroom

A contemporary bathroom fitted with a three-piece white suite comprising a bath with shower attachment to the taps, low-level WC and wash hand basin. The room also features a chrome heated ladder towel rail and extractor fan.



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