



HOME

MARKETING & MANAGEMENT

APARTMENT 76, BALMORAL PLACE, BOWMAN LANE, HUNSLET

£850 PCM



Modern 4th Floor Apartment
 Spacious Fitted Double Bedroom
 Neutral decor. Secure Development
 Excellent Central Riverside location
 Balcony with Long Distance Views
 Modern Kitchen & Bathroom
 Onsite Gym & Concierge
 Well Proportioned; Deposit £980
 Excellent Access to Shops/Bars/Cafes
 Part Furnished. Available now





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HUNSLET LS10 1HR

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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

Spacious one bedroom apartment situated within sought after Riverside Brewery Wharf development in Leeds City Centre. Ideal for a discerning professional person or couple, 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 . An early inspection is recommended to appreciate the excellent location; space and presentation on offer. Sorry no pets. Sorry no smokers. Available now. Deposit £980.00

FURNITURE:

Lounge- 2 sofas, tv stand, dining table, 4 chairs
Bedroom- chest of drawers/ bedside x3, double bed and mattress

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market. Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment. Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND
C

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.