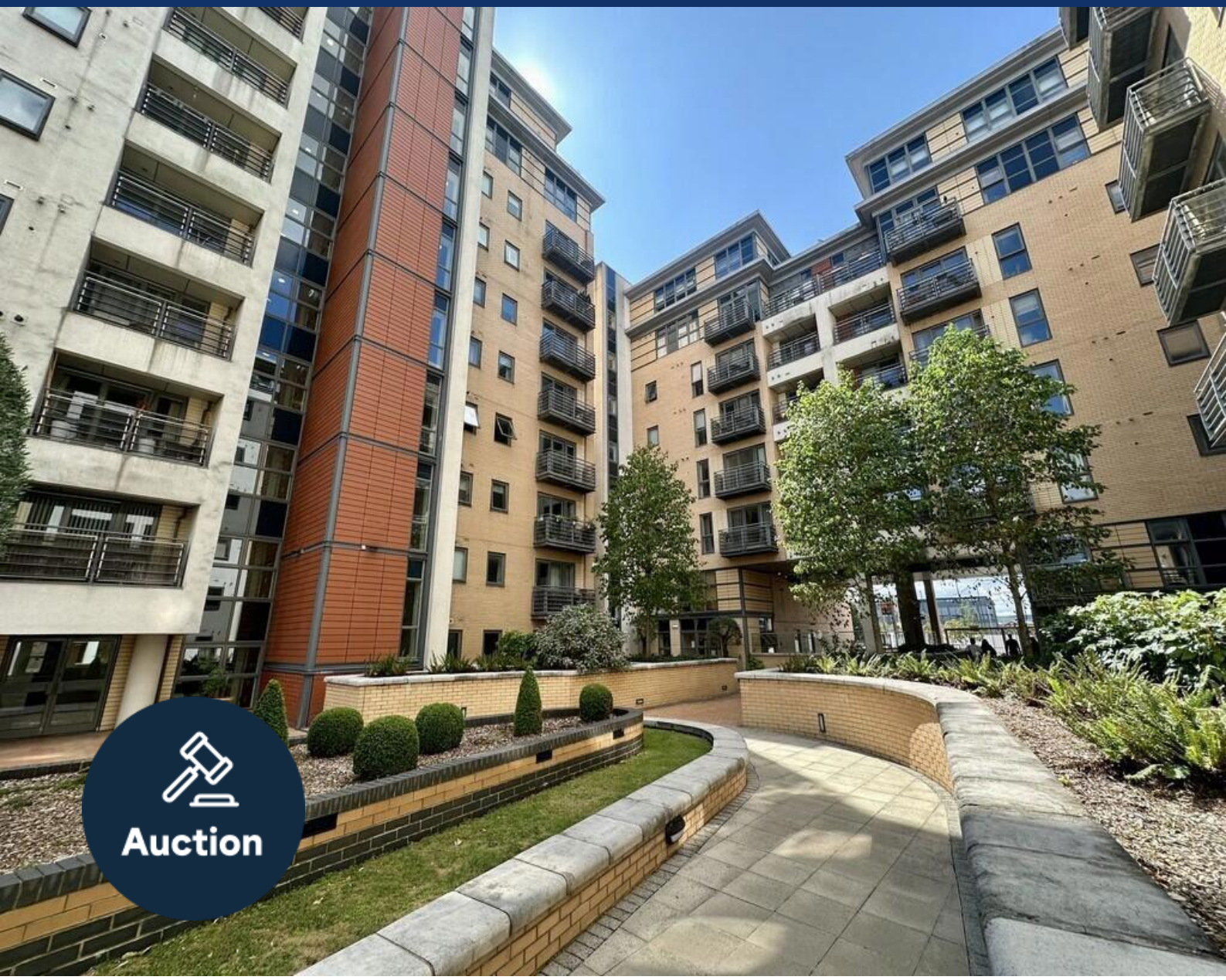


1 bed apartment to buy in LS10

2 Bowman Lane, Hunslet, Leeds, West Yorkshire, LS10 1HR

£69,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Modern 4th Floor Apartment
- Spacious Fitted Double Bedroom
- Neutral Decor. Secure
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Spacious one bedroom apartment situated within sought after Riverside Brewery Wharf development in Leeds City Centre.

Ideal for investors to add to their portfolio, 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. Brewery Wharf is a well regarded gated development with concierge & secure access from both the river and street sides. Onsite Gym . Part furnished.

Will be sold with a tenant in situ current rent £850pcm.

NO viewings will be taking place.

ENTRANCE HALL

LIVING AREA 23' 0" x 10' 3" (7.01m x 3.12m) MAX

KITCHEN

DOUBLE BEDROOM 1 10' 10" x 8' 10" (3.3m x 2.69m) MAX

BATHROOM 6' 10" x 5' 7" (2.08m x 1.7m) MAX

BALCONY

TENURE Service charge Quarterly £646.29 (incl. gas safety inspection / certificate)

999 YEAR LEASE FROM 2005

Annual Ground Rent £270.84

Annual 2026 Electricity communal share £286.63

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £271.00

Annual Service Charge Amount: £2,872.00

Price: Starting Bid £69,000

Property Type: Apartment

Parking: None

Year built: 2005

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

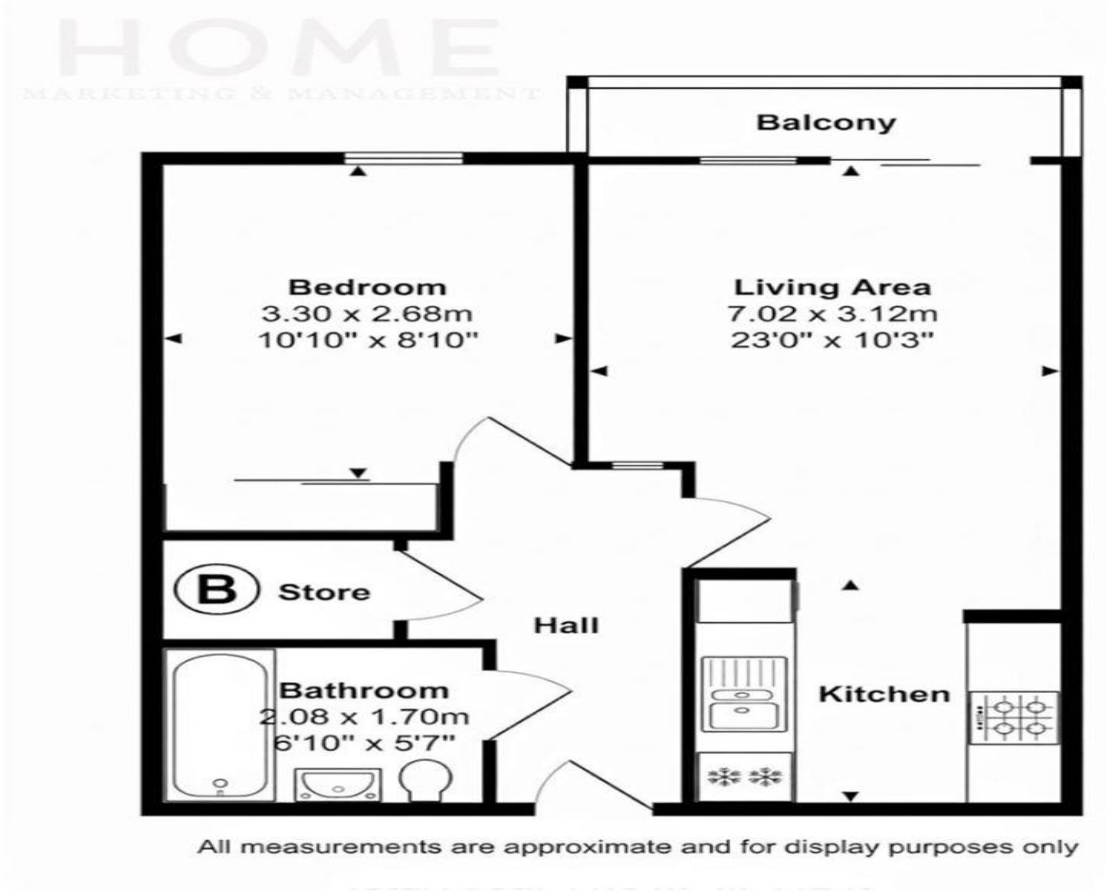
Heating: Electric

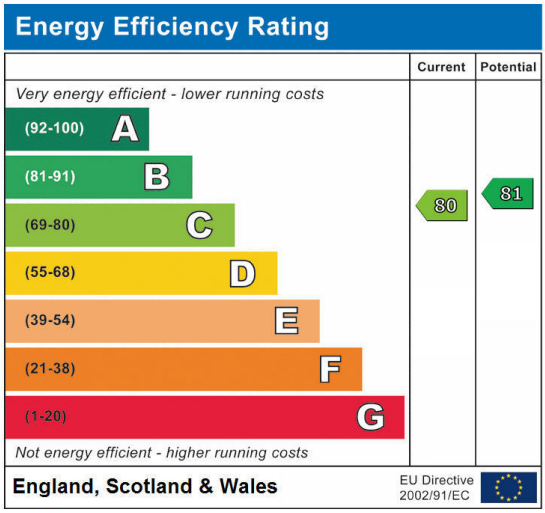
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No





2 Bowman Lane, Hunslet, Leeds, West Yorkshire, LS10 1HR

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

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