



Roberts Wharf, Leeds, LS9 8DT, £163,000 - 1 beds

CASH BUYERS ONLY AT THIS TIME.**WOW FACTOR!!!!** Gorgeous, spacious, ONE BEDROOM apartment in Roberts Wharf with **PARKING SPACE INCLUDED******.

Immaculate, LIGHT AND AIRY apartment available immediately with no chain. Roberts Wharf has no issues with obtaining a mortgage. Perfect for owner occupiers, so be quick to view as this property will not stay on the market long. Generous entrance hallway with original column dating back to the 1800's, large factory style windows to the living space letting in plenty of natural daylight and adding to the contemporary urban living feel, Conran designed kitchen and hardwood flooring throughout. Spacious bedroom with a great flow through the apartment and a luxury hotel style bathroom with new floor tiles. The apartment has also been newly redecorated.

Steeped in history dating back to the 1820's, this former Grade II listed working mill has been converted into contemporary loft style apartments to be enjoyed by City Dwellers. Sitting on the banks of the River Aire, Roberts Wharf enjoys an enviable location within walking distance to the Train Station and a stones throwaway to a local supermarket, restaurants and bars over the pedestrian bridge to Leeds Dock.

Fob entry system with lift access to all floors and concierge service. EPC Rating: B

- STUNNING ONE BEDROOM APARTMENT
- OPEN TO MORTGAGE BUYERS
- SHORT WALK TO RESTAURANTS, SHOPS & BARS
- FURNITURE INCLUDED IF REQUIRED
- PARKING SPACE INCLUDED
- TAKE ADVANTAGE OF SDLT HOLIDAY
- HISTORICAL GRADE II LISTED CONVERTED MILL
- FACTORY STYLE WINDOWS
- ON SITE CONCIERGE
- EWS1 FORM SIGNED OFF

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Ground Floor
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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