

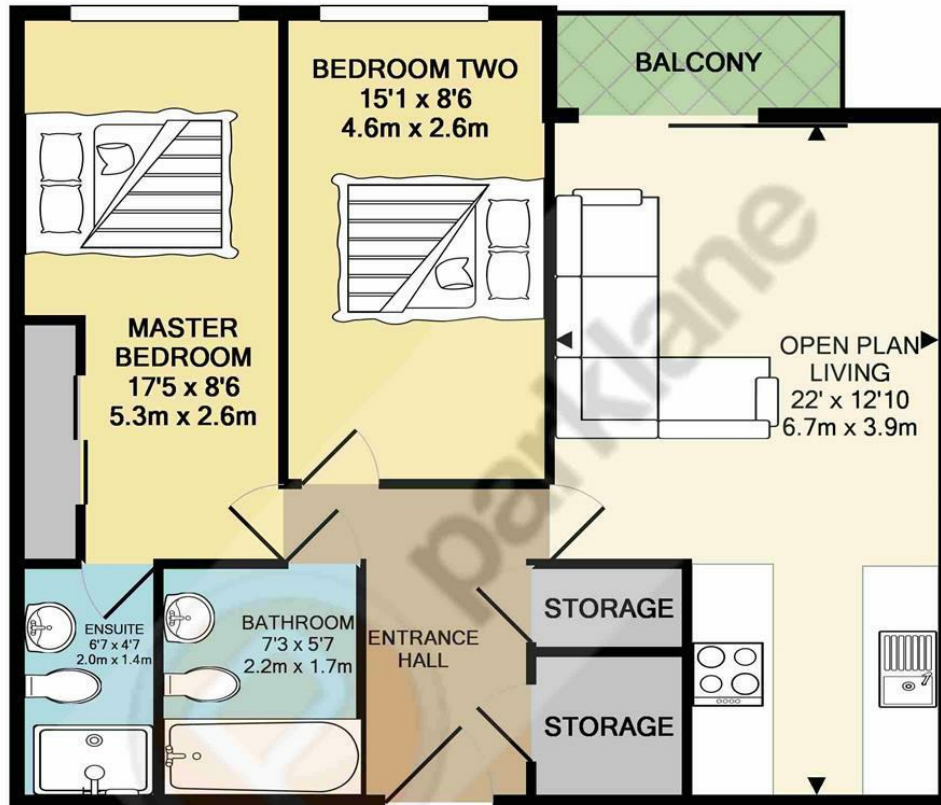
## Cromwell Court, Leeds, LS10 1HN

£244,950

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- UNDERGROUND PARKING SPACE INCLUDED
- BALCONY
- GATED DEVELOPMENT
- CONCIERGE SERVICE
- RESIDENTS GYM & SAUNA
- CLOSE PROXIMITY TO TRAIN STATION
- LOCAL SAINSBURYS, RESTAURANTS AND BARS
- INVESTMENT OPPORTUNITY TENANTED UNTIL JUNE '22

**\*\*\*\*EWS1 COMPLIANT\*\*\* FABULOUS TWO BED, TWO BATH APARTMENT WITH UNDERGROUND PARKING, BALCONY with RIVER VIEWS.**

Brewery Wharf is an exclusive development with well presented maintained grounds, secure fob entry gated complex with a residents gym with sauna and an on site concierge. Brewery Wharf is situated on the banks of the Leeds Liverpool Canal and within a five to ten minute walk to the main shopping district of Leeds and the train station. On the doorstep to the development is a local Sainsburys, various restaurants and bars making it an exciting and fun place to live. Currently tenanted until July 2022 at £1100pcm. EPC Rating: B



Cromwell Court - Parklane Properties  
Total Approx. Floor Area 711 Sq.Ft. (66.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Lease Information

Leasehold: 982 years remaining on the lease.

Service Charge: £628.95 per quarter.

Ground Rent: £175 PA

Council Tax Band: D

## Entrance Hallway

Laminate flooring throughout , two storage cupboards with one housing the boiler.

## Open Plan Living

Spacious open plan living/kitchen diner. Laminate flooring throughout with spot lighting and gas central heating. Access to balcony from sliding patio doors with views of the courtyard below and the River Aire. The kitchen has modern fitted wall and base units with laminate worktops, washing machine, dishwasher, full size fridge freezer, electric oven, gas hob with stainless steel splash back and stainless steel extractor hood, stainless steel sink unit with drainer.

## Master Bedroom

Large carpeted bedroom with built in wardrobes and double glazed window.

## En-Suite

Shower enclosure, wall mounted WC and hand wash basin, partially tiled walls and tiled flooring, inset bathroom cabinet, shelf and large mirror, spot lighting, chrome towel heater and extractor.

## Bedroom Two

Larger than standard second bedroom in Brewery Wharf development. Carpeted and double glazed window.

## House Bathroom

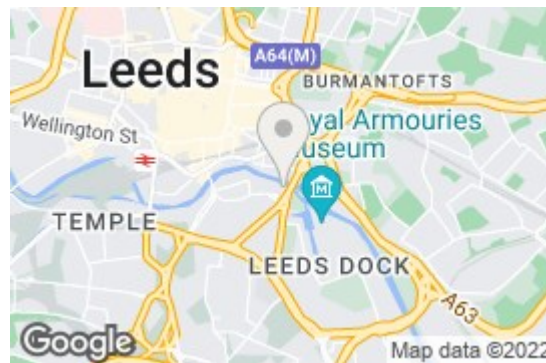
Bath with shower over, glass shower screen, wall mounted WC and hand wash basin, tiling to floors and part walls, bathroom cabinets, chrome towel heater, spot lighting and extractor.

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These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested(\*). If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. N.B. All measurements are approximate.