



Clarence House, Leeds, LS10 1LH
£127,500

- Fully furnished
- Bathroom with shower
- Spacious Lounge
- Supermarket and restaurants on site
- Double bedroom
- Juliet balcony

ONE BEDROOM APARTMENT AT LEEDS DOCK AVAILABLE. OPEN TO MORTGAGE AND CASH BUYERS - EWS1 CERTIFIED.

Perfect first time purchase or investment opportunity at Leeds Dock. Spacious one bedroom apartment which briefly comprises: Entrance Hall, Open plan living room with juliet balcony, fully equipped Kitchen area with integrated appliances, Double bedroom with walk in wardrobe, House bathroom. This is one of the larger configuration one bedroom apartments at Leeds Dock.

The apartment is currently tenanted achieving rent of £10800 per annum.

Leeds Dock is a bustling development with restaurants, bars and cafes. A great place to live with a short walk to the City Centre and Train Station.

EPC Rating D.
Council tax band C.

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Entrance Hall

Wood flooring, electric heater, Storage cupboard housing water heater.

Living Room

Open plan Living area, wood flooring, double glazed window, electric heater, juliet balcony.

Kitchen Area

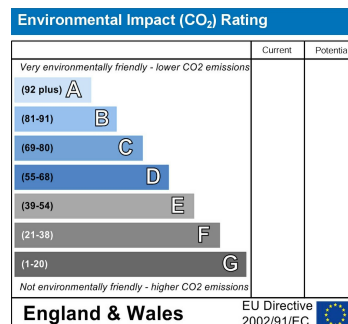
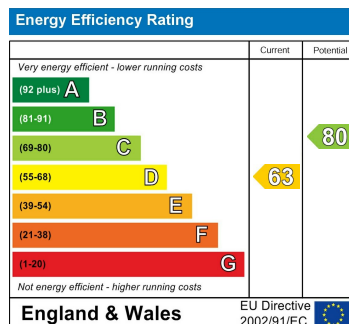
Range of wall and base units with contrasting worktops, integrated electric oven and hob with stainless steel extractor hood, integrated fridge freezer, integrated washer dryer, sink and drainer unit, wood flooring.

Bathroom

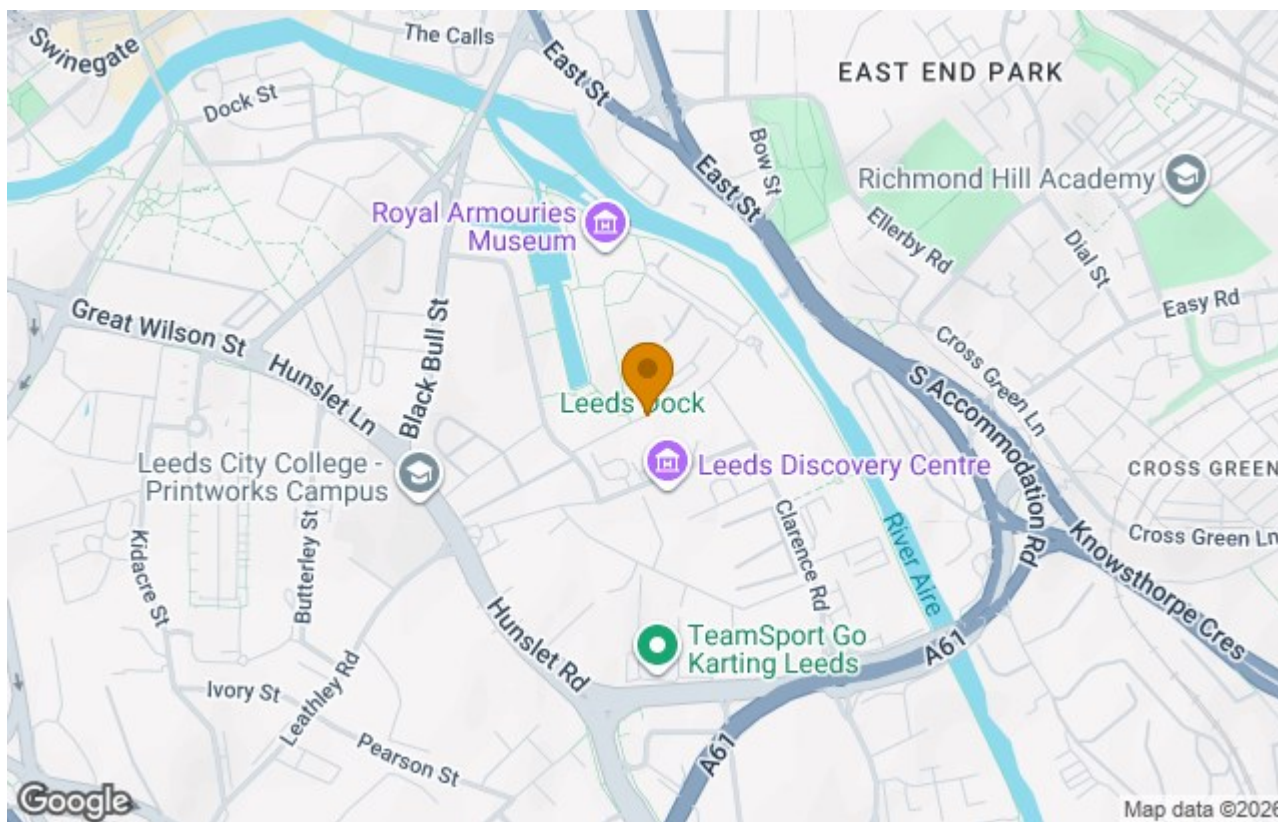
White 3 piece bathroom suite, mains shower over bath, glass shower screen, fitted bathroom cabinets, tiled floor, heated towel rail.

Bedroom

Double Bedroom, carpet flooring, double glazed window, walk in wardrobe, electric heater.



Spacious furnished one bedroom apartment in Clarence House at Leeds Dock.



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.