



parklane

City Office
12 Swinegate
Leeds
LS1 4AG

Tel: 0113 237 0000
Fax: 0113 285 8009
LS1@parklaneproperties.com
www.parklaneproperties.com



Clarence House, Leeds, LS10 1LG

£122,500

- Furnished
- One Bedroom
- Fitted Kitchen
- Fitted Bathroom with shower
- Dockside location
- Supermarket on site



City Office
12 Swinegate
Leeds
LS1 4AG

Tel: 0113 237 0000
Fax: 0113 285 8009
LS1@parklaneproperties.com
www.parklaneproperties.com

ONE BEDROOM APARTMENT AT LEEDS DOCK AVAILABLE. OPEN TO MORTGAGE AND CASH BUYERS - EWS1 CERTIFIED. NO ONWARD CHAIN. Perfect first time purchase or investment opportunity set on the dockside of the Leeds/Liverpool Canal. Leeds Dock is a bustling development with restaurants, bars and cafes. Home to The Department, Channel 4 and the Royal Armouries. Various events take place throughout the year at Leeds Dock with lots of pop up food traders along the way. A great place to live with a short walk to the City Centre and Train Station. Also offering river taxis for £1.00 along the canal. Currently tenanted - break clause can be used from September. BE QUICK TO VIEW AS AVAILABLE TO BUY WITH MORTGAGE. EPC Rating C. Council tax band C.

Leasehold Information

150 years from March 2002 - 128 years
remaining

Break clause from March 2025

The ground rent is £250 each year.

The Service Charges are £558.29 each quarter so
a total of £2,233.16 each year.

Well presented one bedroom apartment 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.