



**Clarence House, Leeds, LS10 1LG**  
**£122,500**

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

**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.**

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### Leasehold Information

150 years from March 2002 - 128 years remaining

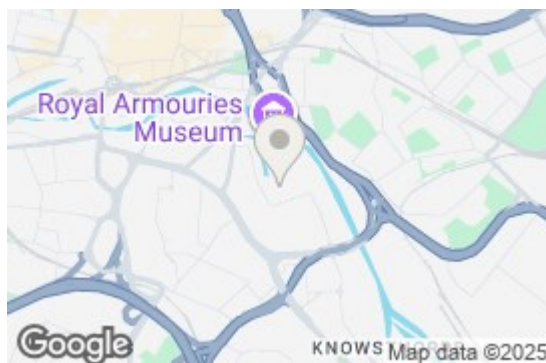
Break clause from March 2025

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.