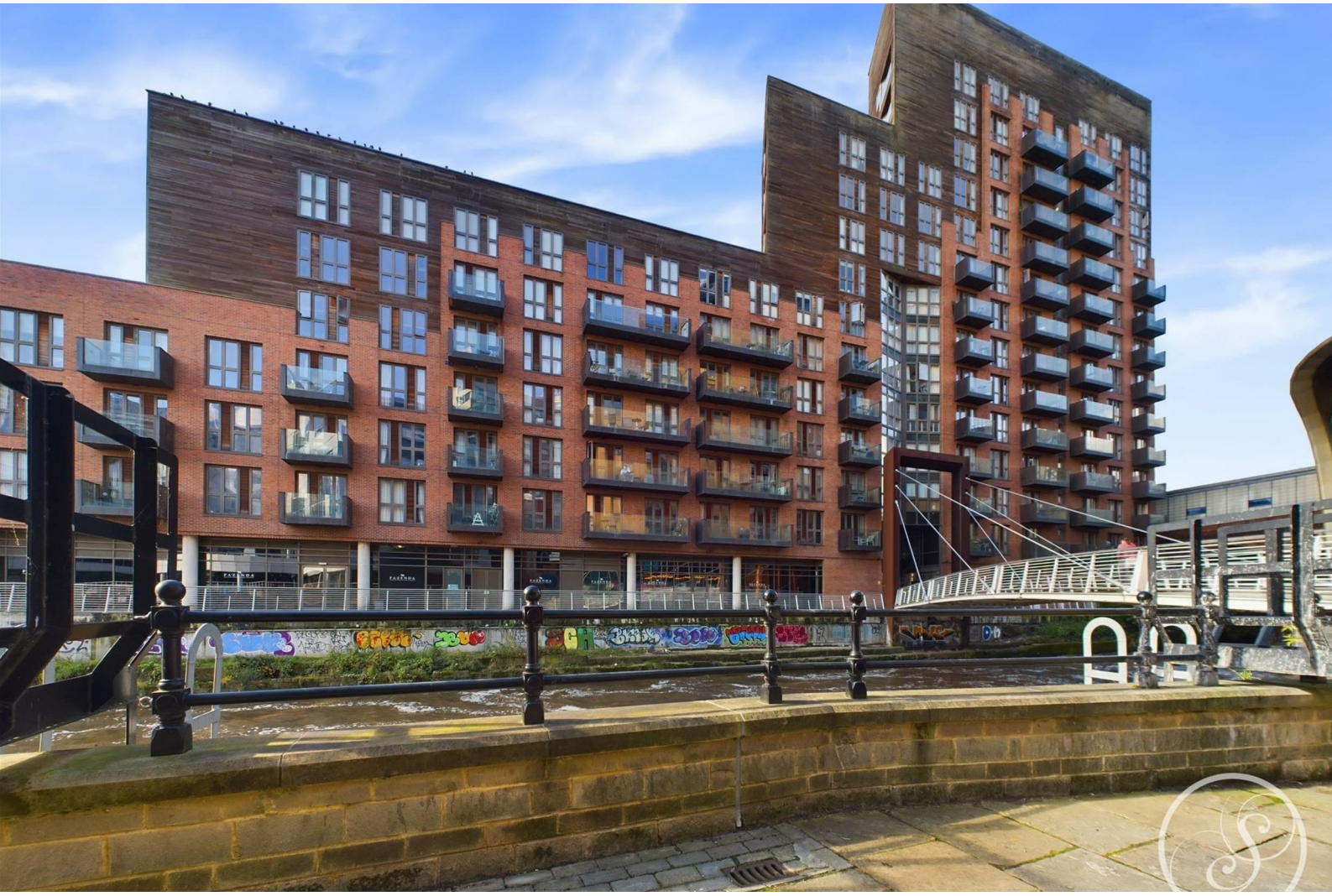
Stoneacre Properties



Wharf Approach

Leeds, LS1 4GQ

£220,000

2 2 1 B





Wharf Approach

Leeds, LS1 4GQ

£220,000







Entrance
The block is entered via intercom entry system / fob. Lifts take you up to the 5th floor. Upon entering the apartment you are welcomed into the entrance hallway which offers access to the utility cupboard, housing the boiler and throughout the rest of the apartment.

Living Space
The open plan kitchen, living, diner is a wonderful space. The room is flooded with natural light from the large floor to ceiling windows that also offer access out to the balcony. A dedicated seating space, and dining space is offered and the kitchen is made up of wall and base units and comprises an array of integrated appliances and is finished with solid worktops.

Bedroom 1
Large double bedroom offers an abundance of floor space which can easily accommodate bedroom furniture as well as double/king size bed, the room also boasts fitted wardrobe with sliding doors. The bedroom is complete with en-suite.

En-suite
Comprising shower, toilet and sink.

Bedroom 2
Second double bedroom with fitted wardrobes and access out to the balcony.

Bathroom
Comprising shower over bath, toilet and sink.

External
The apartment boasts a private balcony, and owners can make use of the roof terrace. The main entrance leads straight in to the Granary Wharf development with a multitude of bars and restaurants on your doorstep.

Lease
We are advised by the vendor that the property is leasehold with an original term of 250 years from 2007. The current service charge is £2172 per annum and ground rent is currently £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.









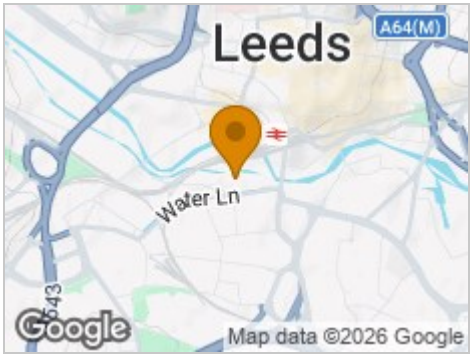
Road Map



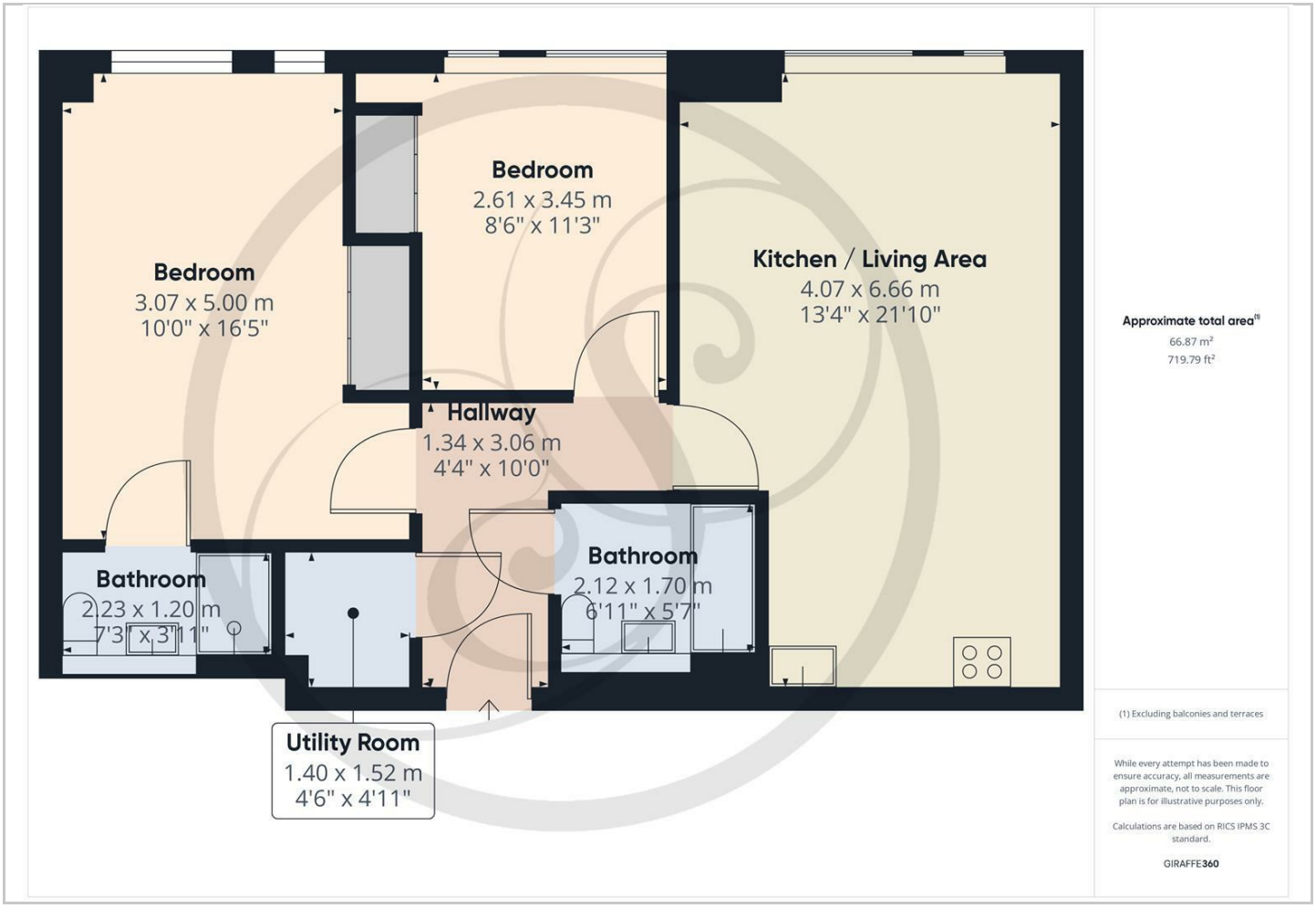
Hybrid Map



Terrain Map



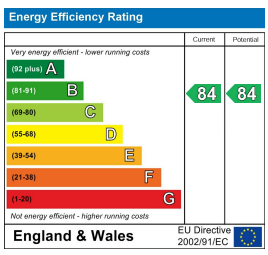
Floor Plan

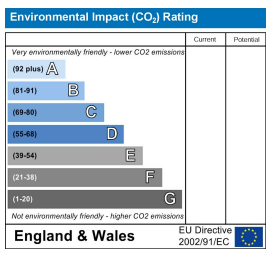


Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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