



Cromwell Court Bowman Lane, LEEDS LS10 1HN

welcome to

Cromwell Court Bowman Lane, LEEDS

A modern 1 bed apartment in a quiet development, featuring an open-plan kitchen/lounge with balcony to front. Double bedroom with fitted wardrobes and a stylish bathroom. Benefits include concierge, on-site gym, and parking available to rent.



Kitchen/Lounge

Open-plan kitchen and lounge with laminate flooring and door to balcony. Two radiators. Fitted kitchen with laminate worktops, built-under oven, four-ring hob with extractor, integrated fridge freezer, freestanding washer dryer, and stainless steel sink.

Bedroom

Carpeted bedroom with window to the front aspect, fitted sliding wardrobes and a radiator. Suitable for a double bed.

Bathroom

Tiled flooring and walls, panelled bath, wall-hung sink, WC, and heated towel radiator. Additional features include shelving and an extractor fan.



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welcome to

Cromwell Court Bowman Lane, LEEDS

- Modern One Bedroom Apartment
- Open-Plan Kitchen/Lounge
- Concierge Service
- Parking Space Available To Rent
- Double Bedroom With Fitted Wardrobes

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2202.00

Ground Rent: 270.84

£130,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HEA109969 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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