



Cromwell Court Bowman Lane, Leeds LS10 1HN

welcome to

Cromwell Court Bowman Lane, Leeds

A well-presented two-bedroom apartment in the heart of Leeds, featuring a private balcony with stunning river views, secure underground parking and well-maintained communal areas. Ideally located close to city amenities and transport links, making it perfect for first-time buyers and investors alike



Cromwell Court, Bowman Lane

A well presented two bedroom apartment, situated at Brewery Wharf, ideally located for the amenities of the City Centre offering a range of pubs, bars and restaurants and extensive shopping as well as easy commuter links. In brief the accommodation comprises; entrance hall, open plan lounge/kitchen, two bedrooms, en-suite and bathroom. The apartment also benefits from having a balcony offering river views and a parking space.

Communal Entrance

The communal entrance hall has secure telecom entry for guests and secure fob entry for residents. There is stair and lift access to all floors.

Apartment Entrance Hall

The apartment door opens in to the entrance hall, which has telecom entry phone, a radiator and storage cupboard.

Open Plan Lounge / Kitchen

21' 3" x 11' 8" (6.48m x 3.56m)

Lounge Area

With a radiator, and double glazed doors which open out to the balcony.

Kitchen Area

Fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink and drainer unit with mixer tap. Split level cooking comprising; electric oven with gas hob over and cooker hood above. Integrated fridge freezer, washing machine and dishwasher. Double glazed window.

Bedroom One

13' 1" x 9' 7" (3.99m x 2.92m)

A double bedroom with built in wardrobe, radiator and double glazed window to the side elevation.

En-Suite

Having a walk in shower cubicle with mains fed shower, wash hand basin with mixer tap and low flush wc. Shaver point, part tiling to walls, tiled floor

and extractor fan.

Bedroom Two

13' 1" x 6' 5" (3.99m x 1.96m)

A second double bedroom with a radiator and double glazed window.

Bathroom

A white three piece suite comprising; bath with shower over and screen to the side, wash hand basin and low flush wc. Part tiling to walls, chrome ladder style radiator and extractor fan.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Cromwell Court Bowman Lane, Leeds

- WELL PRESENTED TWO BEDROOM APARTMENT
- BALCONY BOASTING RIVER VIEWS
- SECURE UNDERGROUND PARKING SPACE
- COMMUNAL AREAS
- CENTRAL LEEDS LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA110212 - 0002

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