



CLARENCE HOUSE,  
THE BOULEVARD,  
LEEDS, LS10 1LL

£220,000

2 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

Forming part of the popular development of Leeds Dock, is this 4th floor, two bedroom, 2 bathroom, dock facing apartment.

The open plan living area easily caters for dining and lounging, both of which benefit from floor to ceiling windows - which flood the space with light.

The well planned U-shape kitchen is well fitted and offers a range of built-in appliances.

Located off the entrance hall, is a contemporary and modern bathroom, large storage cupboard and 2 double bedrooms - one with a master en-suite.

The Vendor informs us that the following charges apply:-

Ground Rent - £250.00pa / Service Charge - £1,800pa, including water charges

Lease Term - 150 years from 2002.

EWS1 compliant

### **THE DEVELOPMENT:-**

Leeds Dock is an award winning development by Crosby Homes. Set around the old dockland of the city, it offers tranquil waterside living, with the city centre only being a short walk away. There are a variety of on-site bars and restaurants, including North Star, Pizza Express and Mumtaz - along with a Tesco Express. Across the dock, you'll find Primal Gym, the famous yellow river taxis and Royal Armouries. Keep an eye out for something big and yellow - it's called The Canary and the latest bar attraction to the development.

### **LOUNGE / DINING ROOM:-**

The open plan living space is very generous, with room for extensive lounging and dining for 6 if so desired. Floor to ceiling windows provide access to a decked and glazed balcony - offering far reaching views over Leeds Dock below and the city beyond in an east facing direction.

### **KITCHEN:-**

The open plan U-shape kitchen is well fitted, with oak inspired cupboard fronts, finished off with black granite effect work tops. Built-in appliances include, a stainless steel electric oven and halogen hob with oversized chimney hood over. In addition there is a full-size fridge-freezer, microwave, dishwasher and washing machine.

### **BEDROOM 1:-**

The main bedroom is a great size and has floor to ceiling windows that part open to provide access to the dock facing balcony. The room easily allows for a king-size bed, side tables and wardrobes - there's also the added benefit of an en-suite shower room.

### **BEDROOM 2:-**

The second bedroom is again a good size, with a large picture window offering views over the dock to the east. The room easily caters for a double bed, wardrobes and any other required furniture and storage that maybe required - making it ideal for owner-occupiers and sharers alike.

### **BATHROOM & EN-SUITE:-**

Both the bathroom and en-suite are modern and contemporary, with white suites and designer chrome fixtures and fittings by Villeroy and Boch. The built-in storage is finished off in oak with glass shelving and the showers are mixer controlled. In the en-suite, the double walk-in shower benefits from a rainfall shower head.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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