

LEEDS ACCOMMODATION BUREAU

Sales & Lettings



Clarence House, The Boulevard, Leeds, West Yorkshire, LS10 1LG

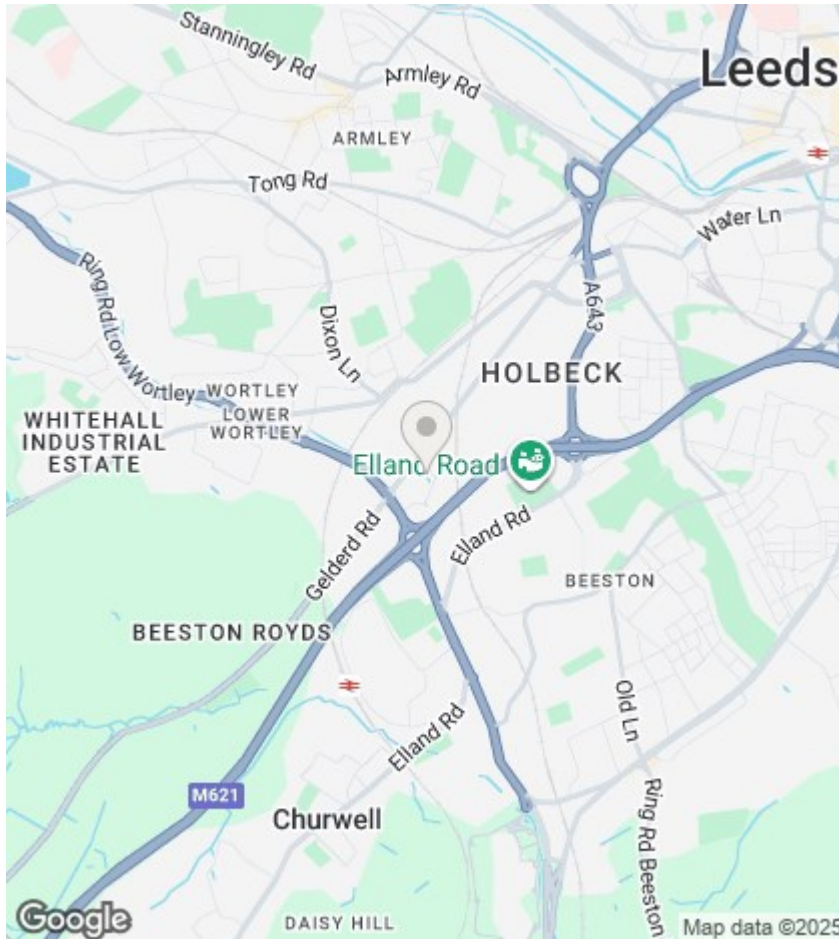
Asking Price £135,000

This property is ideal for first time buyers looking to get on the property ladder and would suit investors alike.

A one bed apartment situated on Clarence Dock. Clarence Dock has riverside walks restaurants and various amenities.

A one bed apartment situated on the 7th floor comprising:-

Entrance Hall Open plan lounge/kitchen Double Bedroom Bathroom With Shower / WC



Directions

Viewings

Viewings by arrangement only. Call 01132 444 011 to make an appointment.

Council Tax Band:

C

EPC Rating:

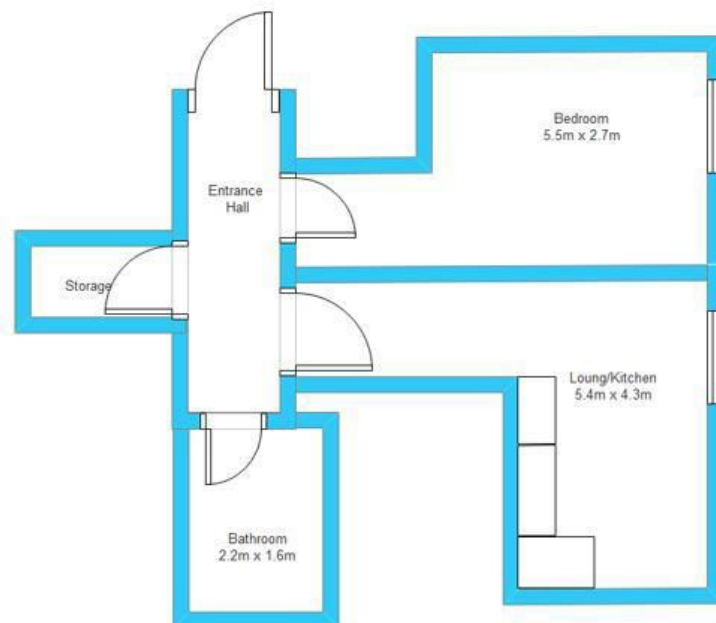
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Leasehold Information

150 years (less 10 days) from 26 March 2022

Ground rent £250.00pa

Service Charge £698.00per quarter



Disclaimer: The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. No details are guaranteed, and they cannot be relied upon for any purpose.