

LEEDS ACCOMMODATION BUREAU

Sales & Lettings



52, La Salle, Chadwick Street, Leeds, LS10 1NG

£235,000

- A 6th floor apartment
- Entrance hall
- Fitted Kitchen with Integrated appliances
- Bathroom with shower/WC
- Balcony
- Great views over Clarence Dock
- Lounge /Dining Area
- 2 Double Bedrooms
- En Suite Bathroom

La Salle, LS10 1NG

A modern development of apartments situated in the desirable sought after area of Clarence Dock.

Clarence dock offer a range of amenities including bars restaurants coffee shops gymnasium and Tesco supermarket.. Riverside walks and walking distance to Leeds City Centre.

A 6th floor apartment with large balcony.

A luxury two bedroom apartment comprising: -

Entrance Hall

Lounge

Modern Fitted Kitchen/ Dining Area

2 Double Bedrooms

En-Suite Bathroom with double walk in shower

Bathroom With Shower / WC



Council Tax Band:



A 6th floor 2 bed and 2 bath apartment situated within the sought after Clarence Dock area . Clarence Dock offers riverside walks and is also walking distance to Leeds City Centre giving access to everything the city has to offer. The Royal Armouries offers coffee shop and restaurant. There are also restaurant/bars/coffee shops Gym and a Tesco supermarket on site at Clarence Dock.

An apartment that is ideally located to suit young professionals, couples, investors, and anyone desiring a convenient and stylish lifestyle.

Description

A 6th floor apartment with large balcony overlooking Clarence Dock creating the perfect spot to relax or entertain.

Lounge/Kitchen 6.8 m x 3.3m (22'3" x 10'8") Ceiling to floor windows in Lounge /Dining area gives the apartment plenty of natural light making it light and airy. Ideal for relaxing . The apartment has a large open plan living area with door from Lounge to Balcony

The Kitchen has a range of wall and base units with a complimentary black marble worktop. Integrated appliances include electric ceramic hob and oven, microwave, fridge freezer and automatic washing machine.

Master Bedroom 3.3 x 3.3m (10'8" x 11'1") Double bedroom with wall mounted electric heater. Timber framed window with views over Clarence Dock. The Master bedroom has an ensuite with double walk-in shower .

Ensuite Bathroom Tiled bathroom with double walk-in shower Wash hand basin and WC

Second Bedroom 3.3 x 2.7 (10'8" x 8'8" x) Double bedroom with wall mounted electric heater. Timber framed window with views over Clarence Dock.

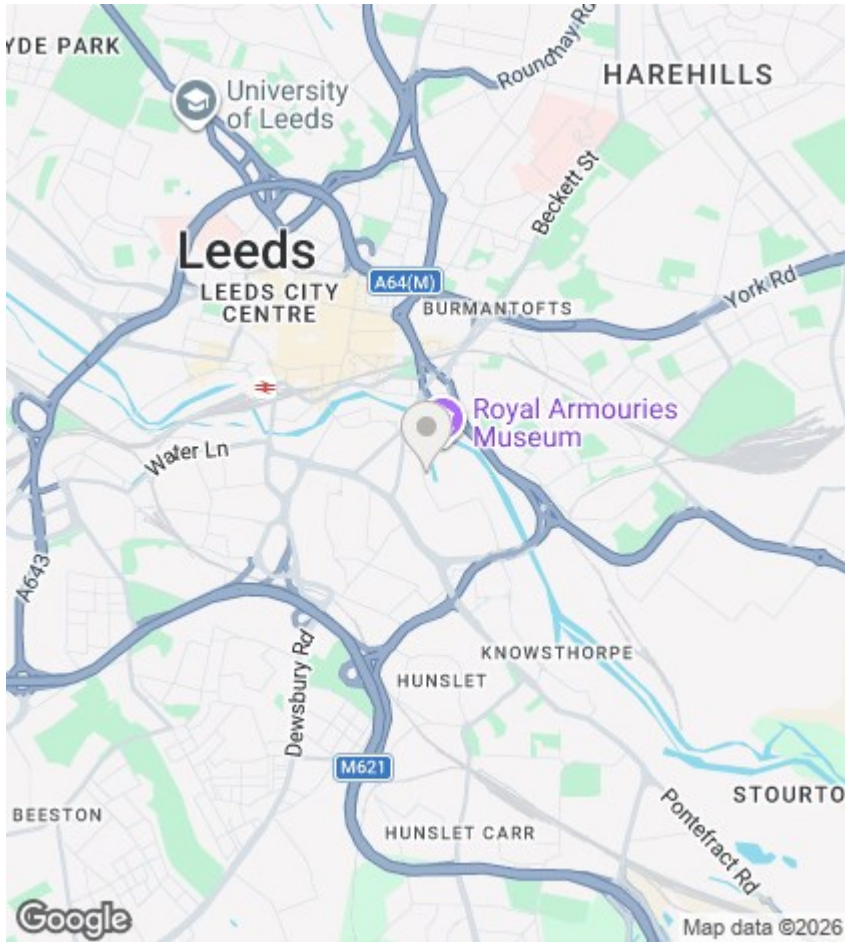
Bathroom /WC 3-piece white bathroom suite with mixer tap shower over bath. Tiled bathroom

Lease Details:

Lease 150.00 year from 26.03.2002

Ground rent £250.00pa

Service Charge £3574.64pa



Directions

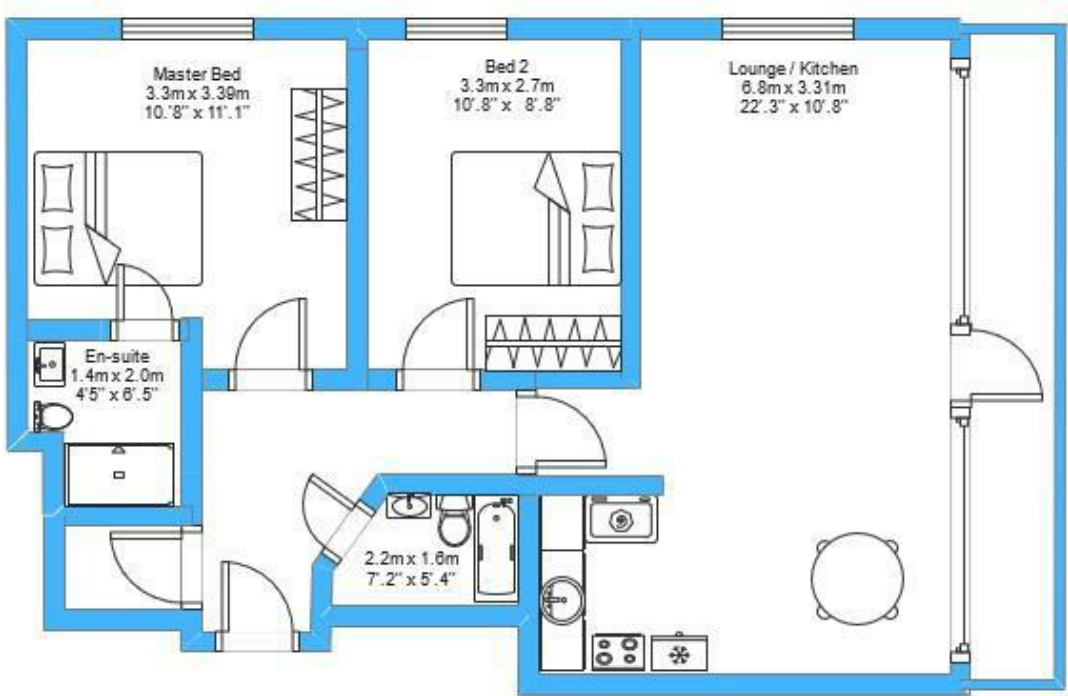
Viewings

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

EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 83 |
| (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 | |



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