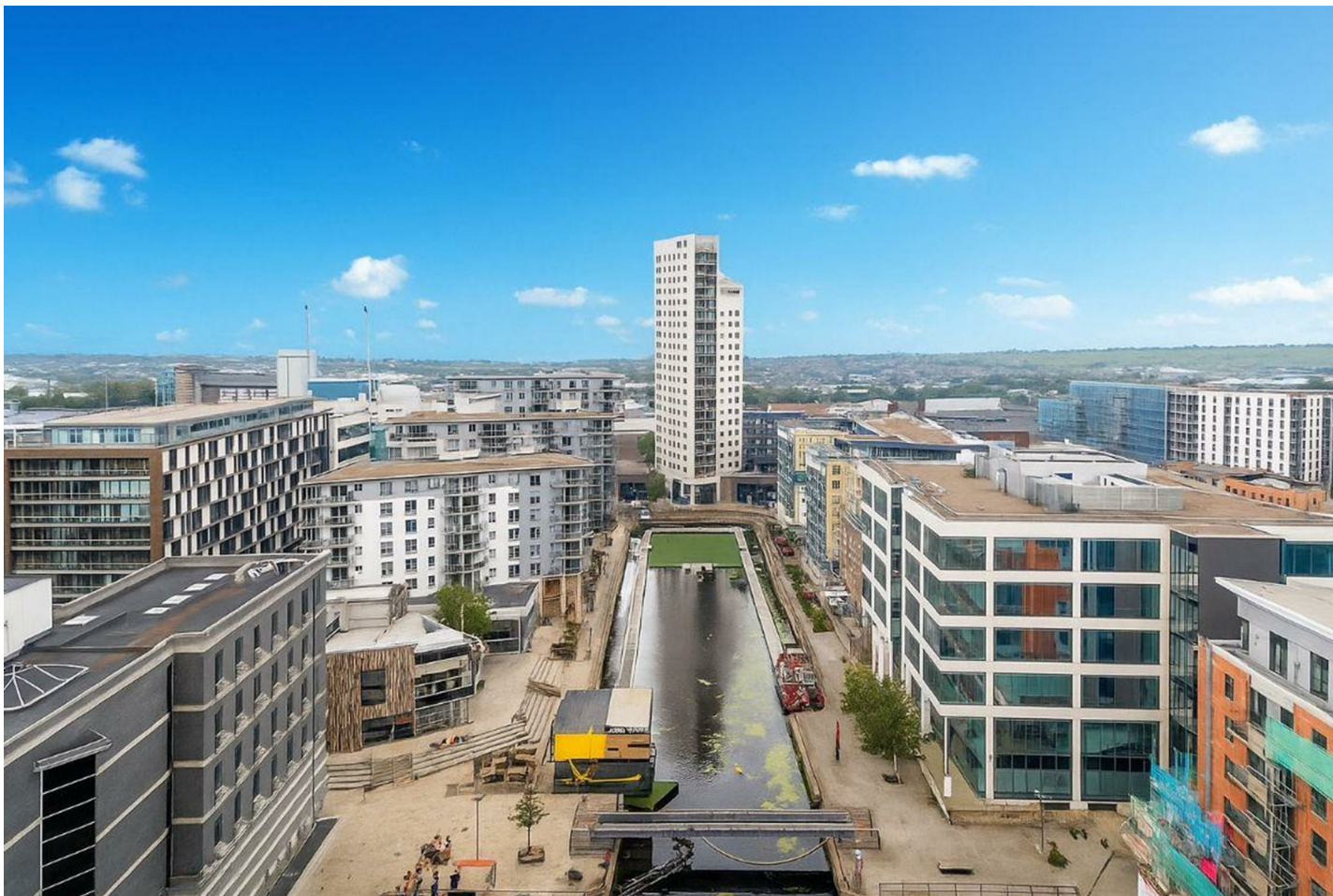




173 CLARENCE HOUSE THE BOULEVARD

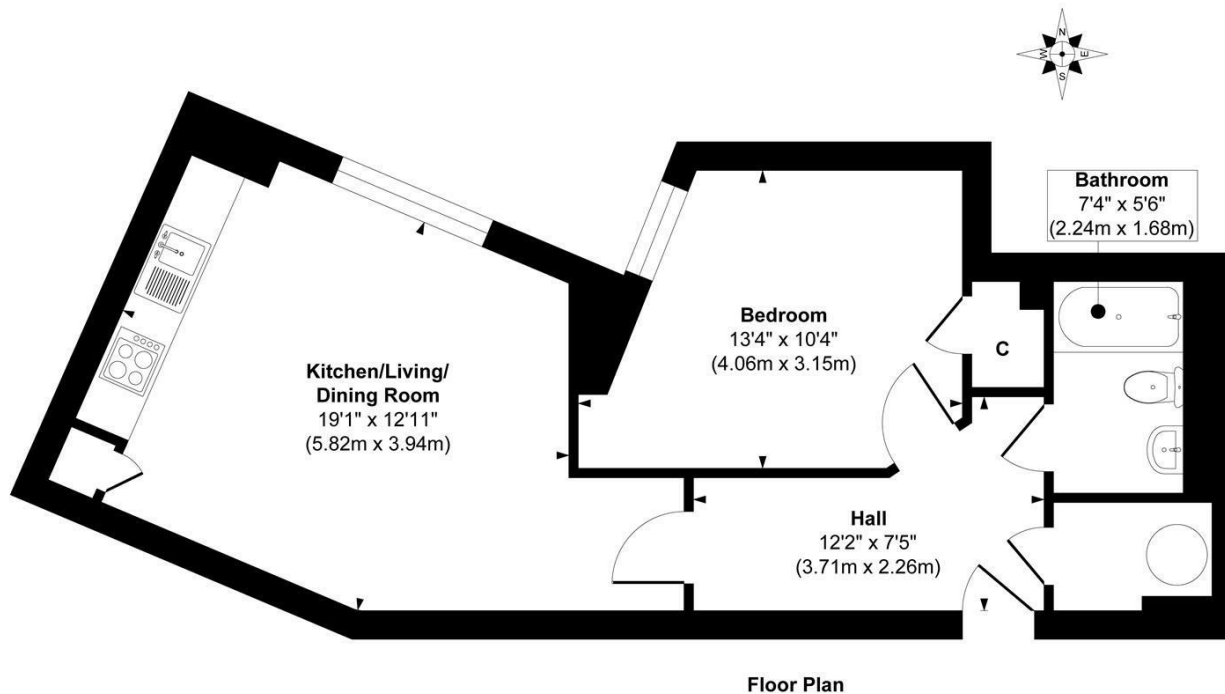
LEEDS, LS10 1LL

£145,000
LEASEHOLD

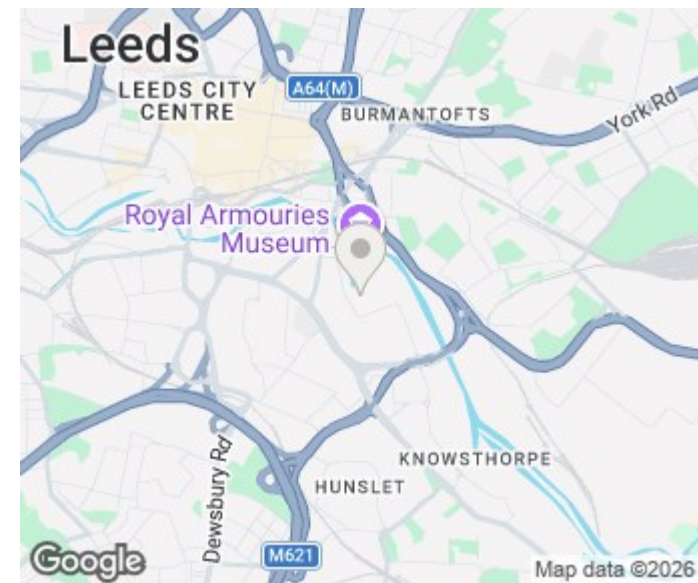
Wake up to stunning dock views in this stylish one-bedroom apartment in Leeds Dock. With a bright open-plan layout, EWS1 (B1) compliance, and a prime city centre location, it's the perfect first home or hassle-free investment. Currently tenanted and ready to go - don't miss out!

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Approx. Gross Internal Floor Area 496 sq. ft / 46.07 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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