



57 CLARENCE HOUSE THE BOULEVARD

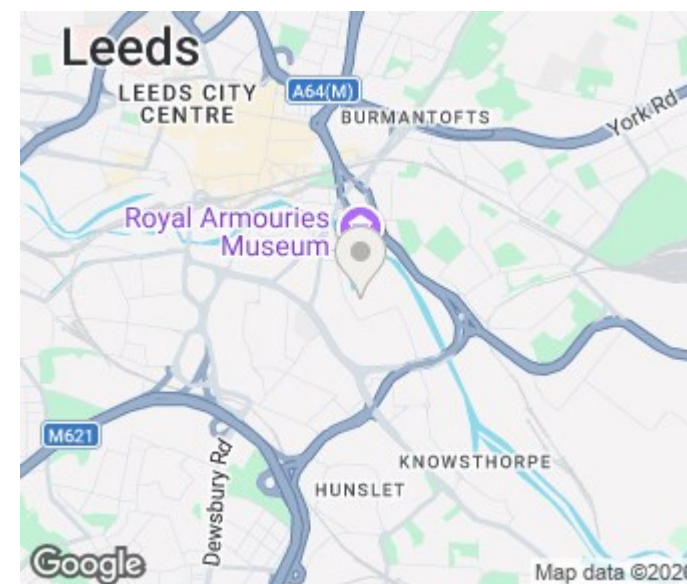
LEEDS, LS10 1LG

£125,000
LEASEHOLD

Enjoy stunning dock views from this stylish one-bedroom apartment in Leeds Dock, offering a bright open-plan layout, EWS1 (B1) compliance and an excellent City-Centre location — ideal as a first home or investment.

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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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