



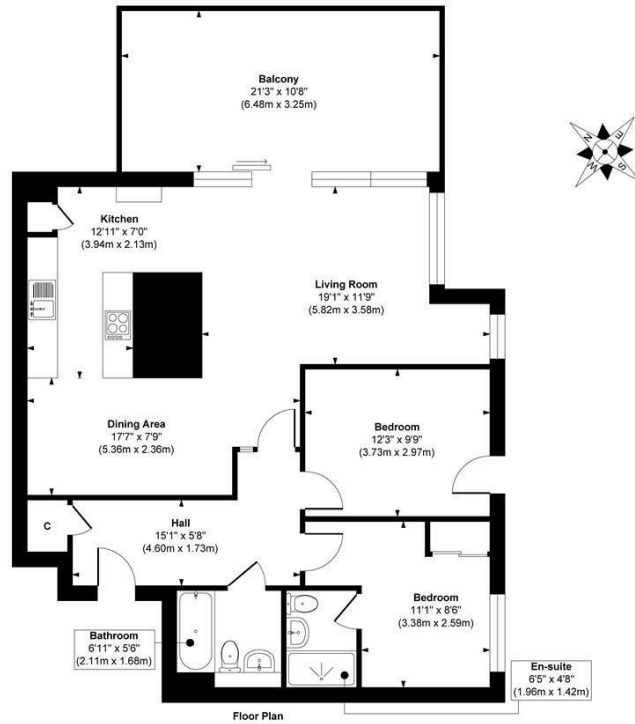
**35 ADMIRAL COURT BOWMAN LANE**  
LEEDS, LS10 1HP

**£400,000**  
LEASEHOLD

Experience the pinnacle of luxury in this stunning penthouse apartment, perfectly perched along the riverside in the heart of Leeds. Indulge in breathtaking views, sophisticated design, and an unparalleled lifestyle in this exquisite urban retreat.

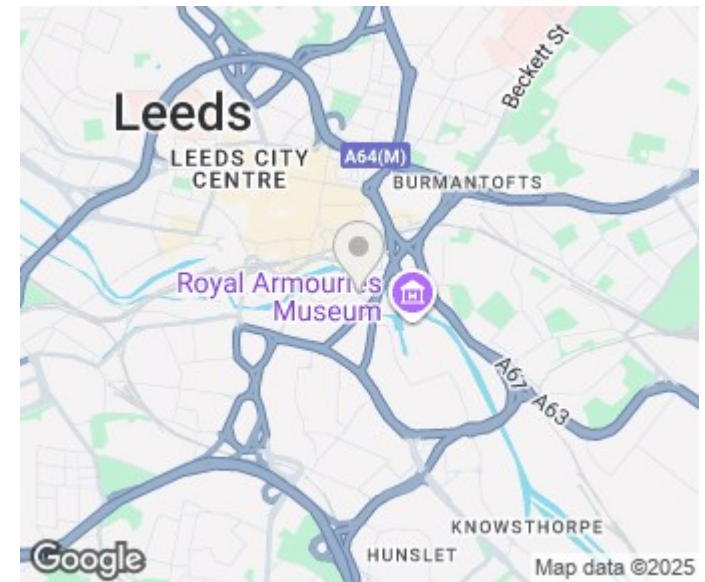
**MONROE**

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 912 sq. ft / 84.72 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                                   | 81                      | 83        |
| (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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MONROE

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