



£750

ONE BEDROOM *6TH FLOOR* *IDEAL FOR PROFESSIONALS* *FANTASTIC APARTMENT COMPLEX* *CLOSE TO CANAL & RIVER* *WALKING DISTANCE TO SALTAIRE & SHIPLEY AMENITIES* *JULIETTE BALCONY*

Welcome to this exquisite sixth-floor luxury apartment. This stunning property boasts one reception room, one bedroom, and one bathroom, making it the perfect cosy retreat for those seeking a modern and convenient living space.

One of the highlights of this apartment is the Juliette balcony that allows you to enjoy panoramic views of the surrounding area. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the picturesque scenery.

In addition to the apartment's charming features, residents also have access to a range of amenities that enhance the overall living experience. The building offers concierge services for added convenience, as well as elevator access for easy mobility.

For those who enjoy staying active, the property boasts a tennis court where you can engage in friendly matches or practice your skills. If dining out is more your style, you'll be delighted to know that there is a restaurant and bar on-site, perfect for enjoying delicious meals without having to travel far.

Last but not least, the apartment is situated by the river, providing a tranquil setting that adds to the overall appeal of the property. Whether you're looking for a peaceful retreat or a vibrant social scene, this apartment offers the best of both worlds.

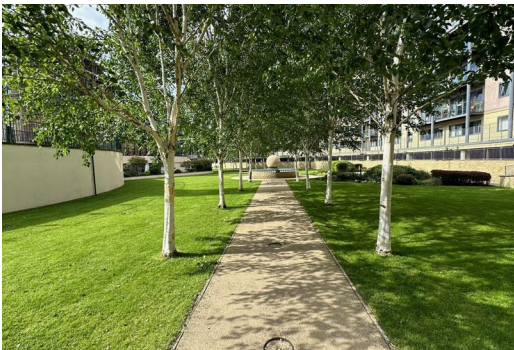
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B		86	(81-91) B		
(69-80) C		76	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		