



Stoneacre  
Properties



## Balmoral Place

2 Bowman Lane Leeds, LS10 1HR

£180,000



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## Entrance

The block is accessed via a gated entry system. Upon entering the property you're welcomed into the entrance hallway which offers access throughout the property.

## Kitchen/living/dining area

Large open plan lounge/kitchen/diner, with floor to ceiling windows and wrap around balcony. The kitchen comprises built-in storage wall and base units, sink with drainer, an integrated fridge freezer, gas hob with extractor above, and integrated oven.

## Bedroom One

Good sized double bedroom, boasting laminate wood effect flooring built-in wardrobes and storage and offers access to the renovated en-suite. The en suite is fully tiled and comprises shower, toilet and sink.

## Bedroom Two

Second double bedroom, laid to carpet.

## Bathroom

Fully tiled main bathroom comprising shower over bath, toilet and sink.

## Amenities

The complex boasts a concierge and an on-site gym, sauna and gated gardens and landscape

## External

The gated complex is sat within well maintained grounds, and offers secure allocated parking.

## Lease

We are advised by the vendor that the property is

leasehold with approx 975 years remaining. The current service charge is approximately £3600 per annum and the ground rent is £315 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



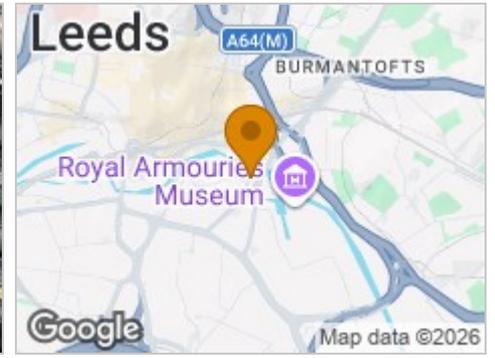
## Road Map



## Hybrid Map



## Terrain Map



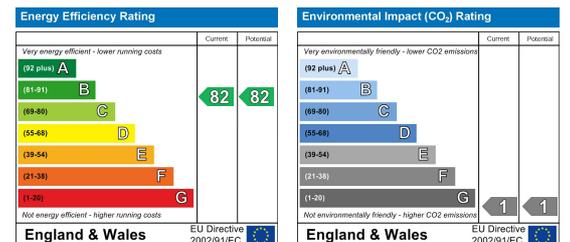
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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