



Stoneacre  
Properties



## Chadwick Street

Leeds, LS10 1PU

Offers In The Region Of £439,950



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### Entrance

The complex is entered via intercom entry system and lift takes you up to the 7th floor. Upon entering the apartment you are welcomed into the entrance hallway which runs the length of the apartment. Laminate wood flooring runs the length of the hallway and continues through into the kitchen/living area. Storage cupboard accessed from the hallway.

### w/c

Accessed off the hallway, comprising toilet and sink.

### Kitchen/Living Room

This wonderful open plan living space is flooded with natural light from the large floor to ceiling windows with views over Clarence Dock and boasts high ceilings and a superb amount of space and with access out to the balcony is a wonderful space for hosting and socialising. The modern and recently installed kitchen is made up of handleless gloss grey wall and base units with a contrasting dark grey central island with breakfast bar seating. The kitchen comprises an array of integrated Siemens appliances including washing machine, dishwasher, oven, hob, microwave, fridge/freezer, the kitchen also boasts a CDA wine fridge. There is ample storage space throughout the kitchen and it is complete with solid Silestone worktops.

### Bedroom 1

Large spacious double bedroom with newly laid carpet offers access out to the balcony and comes complete with its own en-suite bathroom.

### En-suite 1

4-piece suite comprising bath, walk in shower, toilet and sink.

### Bedroom 2

Second spacious double bedroom, again newly laid to carpet. The room boasts its own private balcony and en-suite bathroom.

### En-suite 2

Comprising shower, toilet and sink.

### External

The property boasts a wonderful balcony running almost the length of the apartment overlooking Clarence Dock, as well as a second private balcony to bedroom 2. The property also comes complete with two secure allocated parking spaces.

### Lease

We are advised by the vendor that the property is leasehold with 126 years remaining. We are advised by the vendor...

Service charge: £1337 per quarter

Water rates £160.54 per quarter

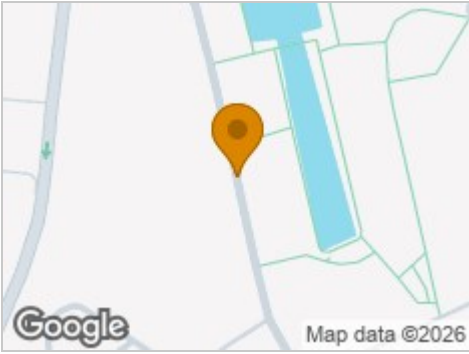
Building insurance £240.81 per quarter

Ground rent: £200pa

A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



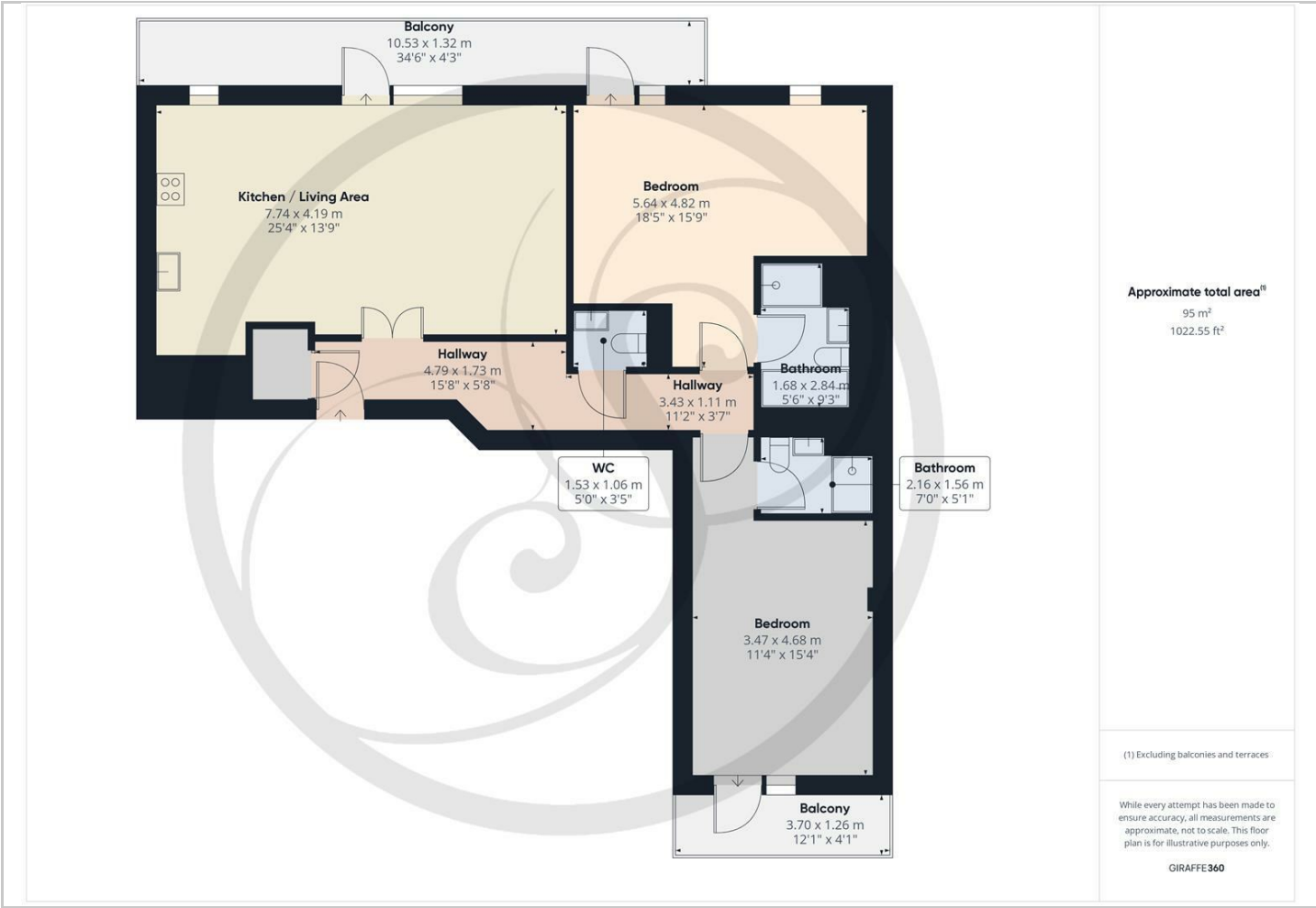
Hybrid Map



Terrain Map



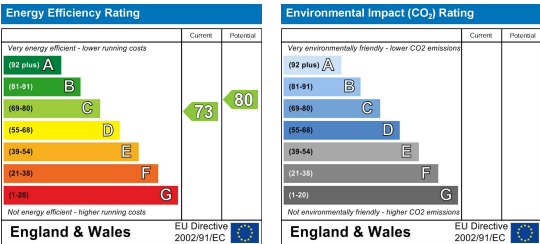
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.