



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	

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La Salle, Chadwick Street, LS10 1NW

£1,500 Per Calendar

Month

- STUNNING PENTHOUSE
- LEEDS CITY CENTRE
- GENEROUS WRAPAROUND ROOF TERRACE
- DOCK VIEWS
- 2 DOUBLE BEDROOMS
- BATHROOM & EN-SUITE
- AVAILABLE NOW
- EPC RATING D

*** STUNNING PENTHOUSE APARTMENT WITH SUPERB VIEWS OVER LEEDS DOCK***

REDUCED RENT DUE TO CLADDING WORKS ON EXTERIOR OF BUILDING

Stoneacre Properties are delighted to offer to let this stunning penthouse apartment, located on the 8th floor of the La Salle building located in the popular Leeds Dock development. Leeds Dock offers fantastic facilities on your doorstep having a gym, restaurants, Tesco express along with taking part in annual events like the water festival, light festival and plays host to several food markets whilst only being a few minutes walk from Leeds city centre. This penthouse features a spectacular roof terrace, offering fantastic views over the dock and Leeds City Centre. The accommodation briefly comprises; entrance hall, open plan kitchen, dining and living room, master bedroom with en-suite, second bedroom and bathroom. Viewing is highly recommended to appreciate this fabulous property!

AVAILABLE NOW!

COMMUNAL ENTRANCE

Well presented communal areas, secure entry system, lift and stairs to apartment.

ENTRANCE HALL

Video entry phone, wood strip laminate flooring, wall mounted electric heater, built in storage cupboard with water cylinder.

LOUNGE

Stunning floor to ceiling windows with access to wraparound roof terrace offering panoramic views over Leeds Dock and the rest of the city. Wood strip laminate flooring, wall mounted electric heater. Open plan to kitchen.

KITCHEN

Featuring a range of modern fitted wall and base units with granite worktops, range of integrated appliances including fridge-freezer, slimline dishwasher, washing machine, microwave, oven, hob and extractor hood.

MASTER BEDROOM

Spacious double bedroom with access to roof terrace, wall mounted electric radiator, door to en-suite.

EN-SUITE

Fully tiled suite comprising walk in shower cubicle, wash hand basin, WC, chrome heated towel rail, extractor fan, shaver point. Built in shelving with mirrored front.

BEDROOM TWO

Second double bedroom with access to roof terrace, wall mounted electric radiator.

BATHROOM

Modern suite comprising tiled bath with mixer tap and shower attachment, wash hand basin, WC, chrome heated towel rail, extractor fan, shaver point, built in shelving with mirrored front.

LEASE

We are advised by the vendor that the property is leasehold with a term of 150 years commencing 2002. The current service charge is approximately £2100 per annum and the ground rent is £250 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

