



28, St James Quay Bowman Lane, Hunslet, Leeds, Yorkshire, LS10

An excellently presented and superbly located, two bedroom, two bathroom apartment in Brewery Wharf.

With modern fittings throughout, the property comprises a recently installed kitchen dining room with an open plan layout into the living room and balcony area. Third floor views look out across the river from the extended balcony.

Two double bedrooms, each with ample wardrobe storage, are accompanied by a main house bathroom and an ensuite shower room.

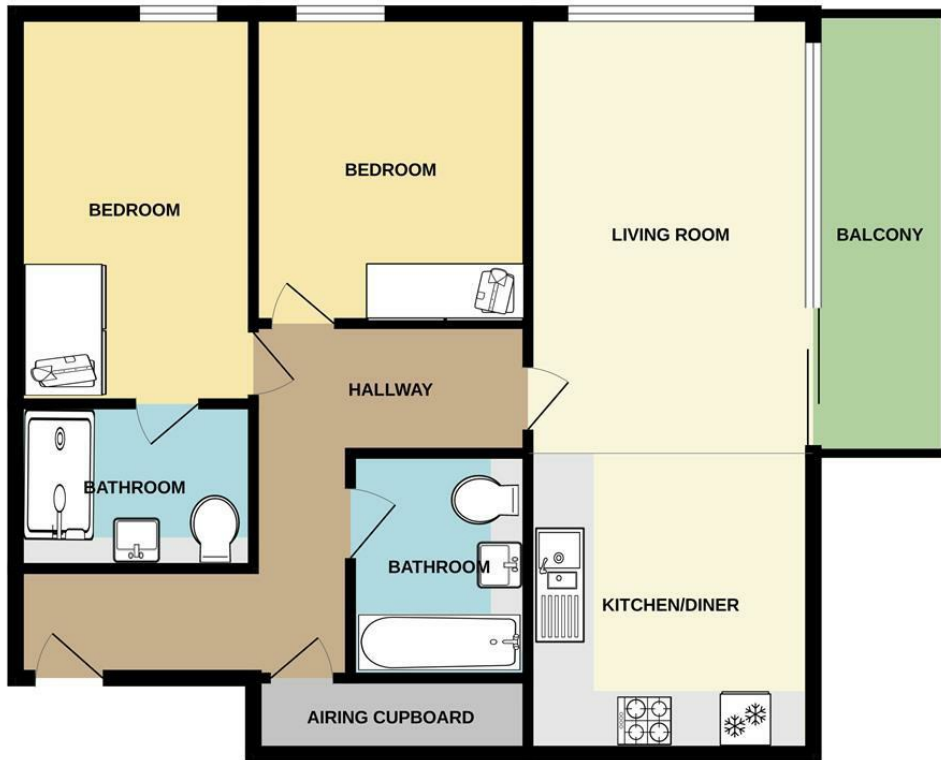
An allocated parking space, bike store, on-site concierge, residents' gym, secure gated entry and lift access are all included in the St James Quay development.

- EWS1 Compliant
- On Site Gym
- Allocated Parking
- Balcony
- Fob Entry
- River Views

£240,000

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	87
(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	

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

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