



## 49, La Salle Chadwick Street, Leeds, LS10 1NG

A chain free, beautiful and spacious two bedroom, two bathroom apartment in the La Salle development in Leeds Dock.

This modern apartment benefits from fourth-floor water views from a quiet balcony. The modern, open plan kitchen/living room contains ample storage space, with fully integrated appliances and a dining area. Both bedrooms are large doubles, with one containing an en-suite shower room. The additional house bathroom contains a bath and shower over. Two lifts access the property and on-street parking is available outside or at nearby Citipark multi-storey.

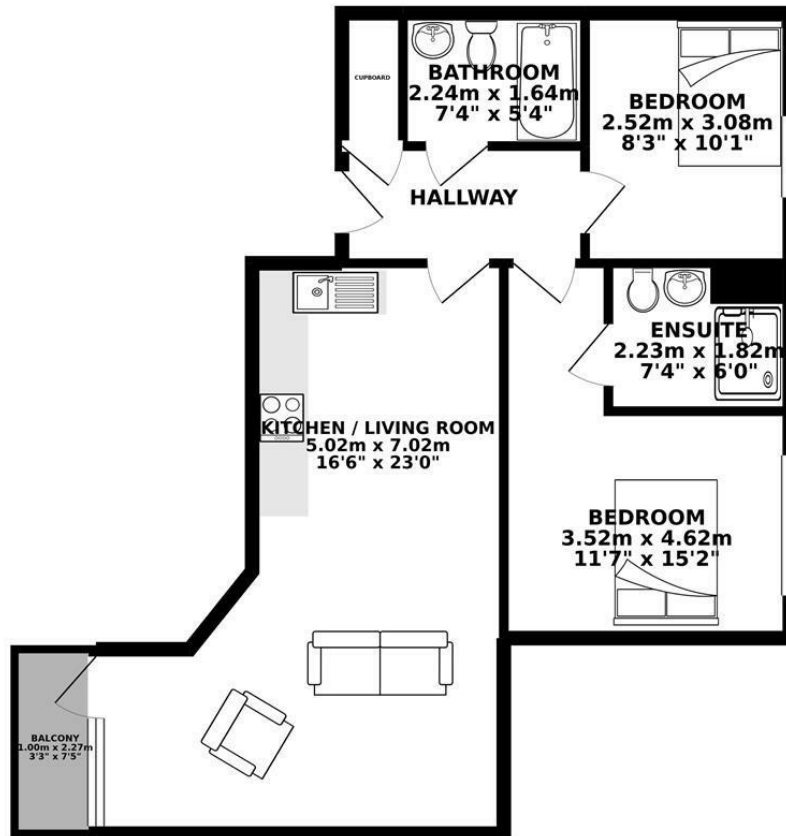
La Salle is a modern block overlooking Leeds Dock, with all city centre amenities less than 0.5 miles away.

EWS1 approved and available on request

**£179,950**

- Two Bedroom
- Two Bathroom
- Sixth Floor
- Elevator Access
- Balcony
- Chain Free

GROUND FLOOR 59.71 sq. m.  
( 642.66 sq. ft. )



TOTAL FLOOR AREA: 59.71 sq. m. ( 642.66 sq. ft. ) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>72</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>75</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		