



## Flat 709, One Brewery Wharf Waterloo Street, Leeds, LS10 1GZ

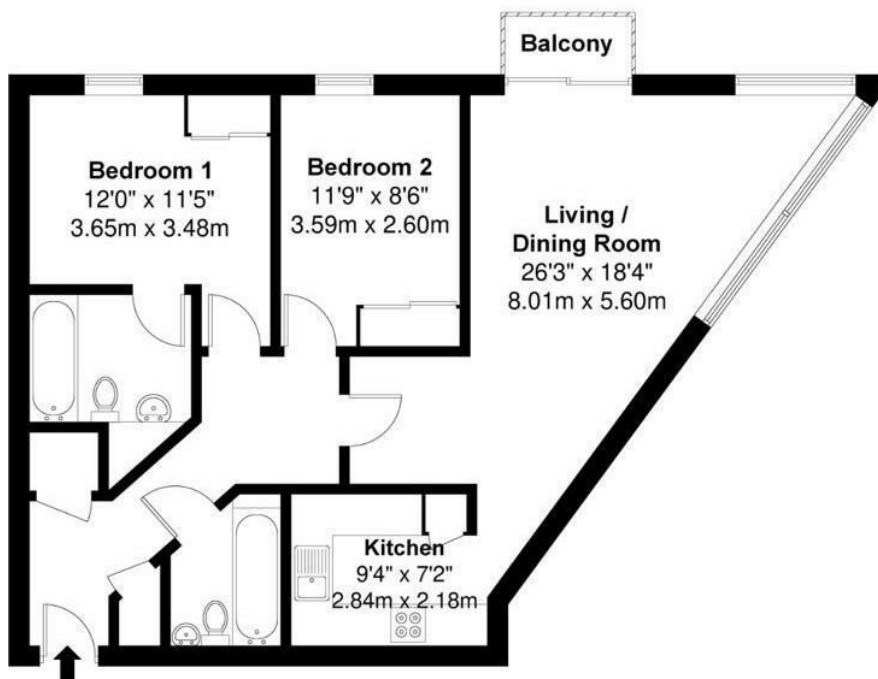
Available with Zero Ground Rent.

Located on the 7th floor of One Brewery Wharf, this corner apartment benefits from impressive views and plentiful natural light. Entering into a hallway with a storage area, there are two large double bedrooms, one containing the ensuite shower room. A house bathroom contains a bath with shower over. The iconic reception room has a beautiful balcony and a corner area fitted out as an office. A secluded, modern kitchen includes fitted appliances.

A private parking space is located in the basement. One Brewery Wharf has an on-site concierge and lift access, as well as fob entry and bike storage.

**£239,950**

- Zero Ground Rent
- Seventh Floor Balcony
- Allocated Parking
- Additional Storage
- Secure Fob Entry
- Corner Apartment
- Concierge
- Lift Access



**Approx. Gross Internal Floor Area = 68 sq.m / 730 sq. ft**

Illustration for identification purposes only, measurements are approximate, not to scale.

| 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 |  |                         |                                                                                     |
|                                             |  | 75                      | 82                                                                                  |
| England & Wales                             |  | 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) A                                                     |  |                         |                                                                                       |
| (81-91) B                                                       |  |                         |                                                                                       |
| (69-80) C                                                       |  |                         |                                                                                       |
| (55-68) D                                                       |  |                         |                                                                                       |
| (39-54) E                                                       |  |                         |                                                                                       |
| (21-38) F                                                       |  |                         |                                                                                       |
| (1-20) G                                                        |  |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                       |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

**Tel:**