Moving is easy with...

WHITEHALL WATERFRONT, 2 RIVERSIDE WAY, LS1 4EE

A SUPERB, 4th floor, TWO BEDROOM, TWO SHOWER ROOM apartment, with TWO SOUTH/EAST FACING balconies offering RIVER VIEWS. Currently let until NOVEMBER 2016.

Asking Price £170,000
Located on the 4th floor of this sought after riverside development, is this 2 bedroom, 2 shower room contemporary apartment.

The open plan living area offers a black gloss kitchen, with all mod cons, including oven, hob, fridge, with freezer box and dishwasher.

The lounge/diner has floor to ceiling patio doors, which give access to a large balcony offering south/east facing views towards the River Aire.

Off the hallway is a contemporary house shower room, laundry/storage cupboard and 2 double bedrooms, one with built in wardrobes and a master en-suite.

The Vendor informs us that the following charges apply:-
Ground Rent / Buildings Insurance - £520.00pa / Service Charge - £1400.00pa / Lease - 999 years from 2004.

THE DEVELOPMENT
Whitehall Waterfront is a popular development, due to its accessibility to the station, city centre and motorways.
Located on Whitehall Road, you are only a few minutes walk to the rail station and the bars and restaurants this area has to offer.

LOUNGE / DINING ROOM
The lounge / dining room is a good size, and has floor to ceiling widows at one end, which open onto a large balcony, offering fabulous views towards the river below, Leeds Liverpool Canal and city beyond. The flooring is walnut in colour and the fixtures and fitting are recessed in chrome.

KITCHEN
The 3 meter pod kitchen is black high gloss in finish, and has complementary white granite effect work tops. The kitchen offers a range of built-in appliances, including fridge with freezer box, oven, hob and extractor - as well as a slim line dishwasher.

BEDROOM 1
The master bedroom is a great size, and has built-in wardrobes and access to a walk-in en-suite shower room, with thermostatically controlled shower. Unusually there is also access to a separate balcony, again offering views towards the river and city beyond.

BEDROOM 2
The second bedroom is light and bright, with room for a double bed, wardrobe and small desk. The large picture window also has views towards the south/east, and over the river below.

SHOWER ROOMS
Both the en-suites are mainly tiled, with white sanitary ware, including floating toilets, designer fittings, large wall mounted mirrors and heated chrome towel rails.
AGENTS NOTES:

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16 Swinegate, Leeds, LS1 4AG Tel:0113 2469295