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**LINLEY &  
SIMPSON**



## **WHITEHALL WATERFRONT, 2 RIVERSIDE WAY, LEEDS, LS1 4EG**

A BEAUTIFULLY PRESENTED and EXTREMELY SPACIOUS, 10th floor, TWO bedroom, TWO bathroom apartment, with LARGE LANDSCAPED PRIVATE TERRACE and FABULOUS lounge width balcony, with NORTH/WEST FACING ASPECT. Allocated BASEMENT PARKING is also included. AVAILABLE IMMEDIATELY.

**Asking Price £300,000**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

Located on the 10th floor of this sought after riverside development, is this beautifully presented and spacious, 2 bedroom, 2 bathroom contemporary apartment.

Lovingly cared for by the current Vendors, the spacious open plan living area offers a black gloss kitchen, complete with island and built-in appliances - including oven, hob, fridge and dishwasher.

The open plan living space occupies a dual aspect position, with large floor to ceiling patio doors leading to a huge 18ft landscaped terrace, as well as a virtual wall of windows which open onto a lounge width balcony - offering north west facing views over the city.

Off the spacious hallway are 2 double bedrooms, one with built-in wardrobes and master en-suite - as well as a large storage cupboard which houses a free-standing Bosch washing machine and tumble drier - both of which are included in the sale.

One allocated basement parking space is included.

The Vendor informs us that the following charges apply:-

Ground Rent - £360.00pa / Service Charge - £2040.78pa / Buildings Insurance - £652.38pa. Lease Term - 999 years from 2004.

### **THE DEVELOPMENT**

Whitehall Waterfront is a popular development, due to its accessibility to the rail station, city centre and motorways. Located on Whitehall Road, you are only a few minutes walk from the offices, bars and restaurants this fast developing area has to offer. This development also has the added benefit of a 7 day week Concierge.

### **KITCHEN / DINER**

The immaculate 3 metre 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, slim-line dishwasher hob and extractor - as well as a stainless steel Siemens fan assisted electric oven. The current Vendors have added extra storage in the form of a matching kitchen island, as well as 3 floating shelves.

### **TERRACE - (18"2' x 13"4')**

The south facing terrace has been totally landscaped to make the use of this unusual amount of outdoor space - this includes an artificial lawn, seating, storage and lovely planting.

### **LIVING SPACE - (26"4' x 18"8')**

The open plan living space is very spacious and dominated by wall to wall, full height windows, which open onto a lounge width balcony, offering panoramic views towards the north west, and sprawling city centre beyond. Floor to ceiling patio doors leading to a large city facing balcony. The flooring is walnut in colour and the fixtures and fitting are recessed in chrome.

### **BEDROOM 1 - (13"7' x 9"1')**

The master bedroom is a great size and has built-in wardrobes and a large picture window, offering views towards the city centre. There is also the added benefit of a fully tiled en-suite shower room, with thermostatically controlled shower.

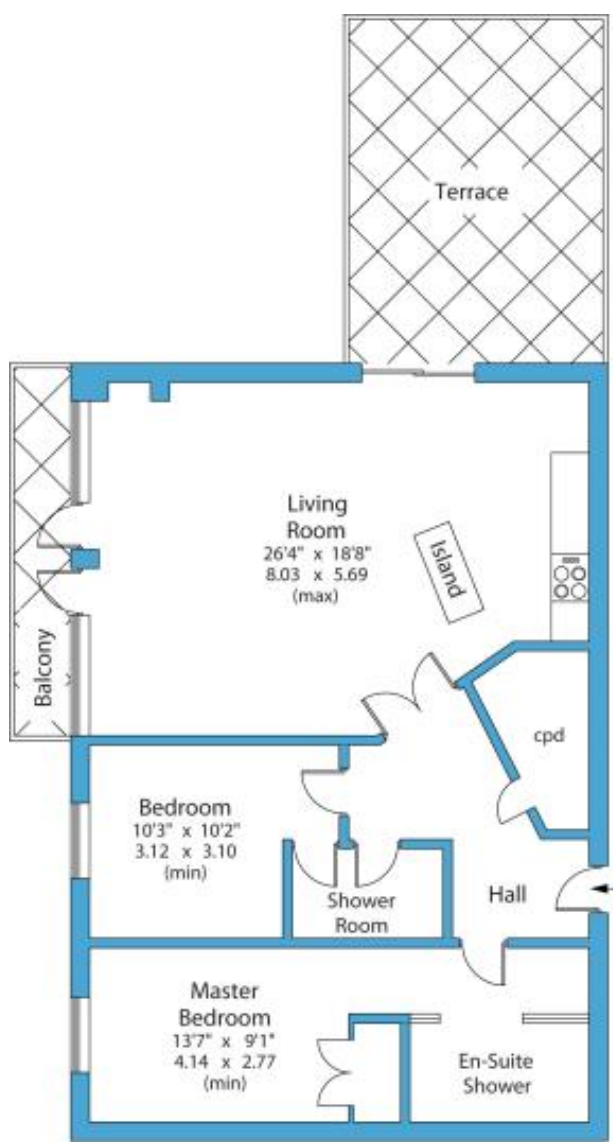
### **BEDROOM 2 - (10"3' x 10"2')**

The second bedroom is again a great size, with plenty of room for a double bed, wardrobes and any other necessary bedroom furniture - making it ideal for guests, or home office - as the current Vendors are using it for. This bedroom also has the added benefit of a en-suite shower room.

### **SHOWER ROOM AND EN-SUITE**

Both the house shower room and en-suite are mainly tiled, with white sanitary ware, designer fittings, large wall mirrors and chrome heated towel rails.





Approx Gross Floor Area = 1040 Sq. Feet  
= 96.40 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Additional Information**

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**AGENTS NOTES:**

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