



Asking Price Of £199,950

- TWO BEDROOMS
- TWO BATHROOMS
- ALLOCATED UNDERGROUND PARKING
- CONCIERGE
- GYM
- VALID EWS1
- BALCONY
- RIVER VIEWS

**16 Admiral Court, Brewery Wharf,
Leeds, LS10 1HP**

****TWO BEDROOMS AND TWO BATHROOMS**
ALLOCATED UNDERGROUND CAR PARKING
CONCIERGE **GYM** **RIVER VIEWS**
VALID EWS1 **GAS CENTRAL HEATING****



Zenko Properties are delighted to present this two bedroom and two bathroom apartment positioned on the second floor of this popular riverside development offering an on-site concierge and gymnasium facilities. The property has an open plan living/dining area with semi-partitioned kitchen area offering gas hobs and cooker. There is a private balcony with views of the river and communal gardens. Both bedrooms have built in wardrobes and each offer river views.

ENTRANCE HALL

Wood flooring. Stainless steel light fittings and plug sockets. Gas central heating radiator. Storage cupboard containing boiler. Recessed down lighters.

KITCHEN 11' 7" x 5' 8" (3.55m x 1.73m)

Semi-partitioned from living/dining area. Light wood wall and base units. Black granite effect laminate worktop. Integrated washer/dryer, full size fridge freezer and dishwasher. One and a half bowl stainless steel sink with stainless steel mixer tap. Stainless steel gas oven and gas hob with stainless steel splash back. Stainless steel cooker hood. Halogen down lighters, under unit lighting and over unit lighting. Polished chrome power sockets.

LIVING AREA 20' 7" x 11' 1" (6.28m x 3.39m)

Wood flooring. Floor to ceiling timber frame windows. Access via sliding patio doors to the East facing balcony with views of the gardens and river. Central heating radiator, TV, satellite and phone points. Entry phone system. Recessed down lighters.

MASTER BEDROOM 10' 4" x 10' 0" (3.15m x 3.05m)

Carpet to floor, floor to ceiling timber framed window, gas central heating radiator. Built in wardrobes with sliding doors. Power sockets. Pendent light fitting to ceiling.

ENSUITE BATHROOM

White three piece suite comprising wall mounted W.C, wall mounted basin and shower cubicle with glazed enclosure, mixer shower with chrome attachment. Fully tiled walls and floor. Chrome towel rail. Timber recessed shelving unit with mirror and integrated down lighters. Shaver point.

BEDROOM 12' 4" x 8' 0" (3.78m x 2.44m)

Carpet to floor, floor to ceiling timber framed window, gas central heating radiator. Built in wardrobes with mirrored sliding doors. Power sockets. Pendent light fitting to ceiling.

BATHROOM

White three piece suite comprising integrated W.C, basin and bath with shower over and glass screen. Part-tiled walls. Stainless steel towel rail. Timber recessed shelving unit with mirror and integrated down lighters. Shaver point.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements