



Let **UK** Home

1 Bedrooms

Flat

Located in Leeds

£132,060



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



The Boulevard Leeds

LS10 1LG



Let UK Home is delighted to present this stylish one bedroom apartment at Clarence House, perfectly positioned in a prime location overlooking Leeds Dock. Within walking distance of both Leeds Dock and the Royal Armouries Museum, it offers an ideal balance of urban vibrancy and waterfront calm.

This modern apartment is finished to a high standard and offered fully furnished, featuring a bright open-plan living, dining and kitchen area. Large floor-to-ceiling windows frame far-reaching views over Leeds Dock and the city skyline, flooding the interior with natural light throughout the day. The contemporary kitchen comes complete with fully integrated appliances, while the generous living and dining zone provides ample space for daily living and entertaining, blending practicality with sleek modern design.

The development benefits from comprehensive on-site security and resident facilities, including CCTV and a secure entry system for complete peace of mind. The building is served by fast passenger lifts serving all floors, plus dedicated amenities including a mail room, secure bike storage and communal leisure areas to support everyday living.

Situated within Leeds' thriving waterfront business district, the property is surrounded by an array of local amenities including supermarkets, independent cafes and popular restaurants, with Leeds city centre just minutes drive away. It is perfectly suited to young professionals and corporate occupants, with major employers and creative hubs nearby. Transport links are excellent: Leeds Dock railway station is minutes' walk away, with direct trains reaching Leeds city centre in minutes. There are extensive local bus routes, and the M62 motorway is easily accessible within minutes by car, connecting to destinations across the UK.

The Boulevard Leeds

£132,060 Leasehold

- 7th Floor
- Lifts
- Fully Furnished
- CCTV
- 24h Security





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

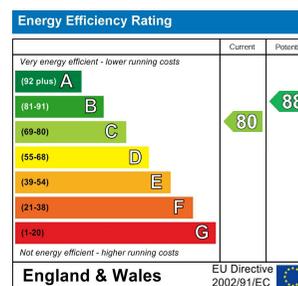
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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.



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