



## 111 Water Lane, Leeds, LS11 9YW

Prices from £131,000

\*\*\*Investors only\*\*\*

Get ready for an upcoming luxurious living experience in Leeds!

CityRise is proud to present this latest development offering a contemporary outlook with its high-end features. It is a fantastic investment opportunity, with a high yield and capital growth potential. We expect these apartments to let extremely quickly due to their desirability and excellent, central city centre location.

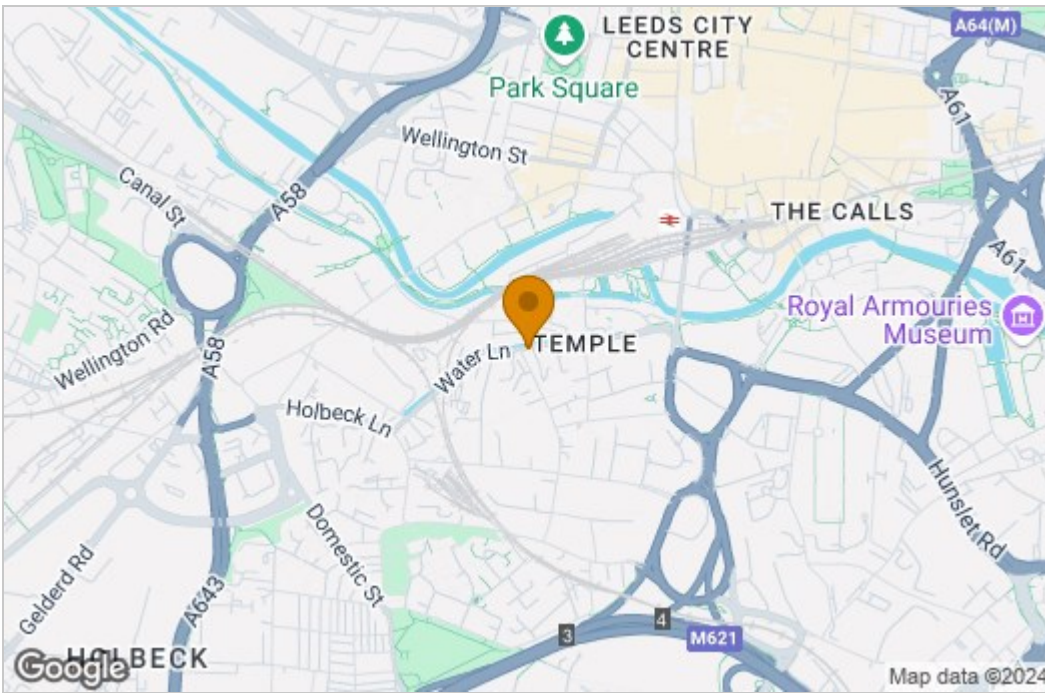
Apartments in this development are furnished to the highest standard and offer fully integrated kitchens. They make the perfect residential home for working professionals in the nearby areas or commuters, as the Leeds Train station is only 8 minute walk away.

As Leeds population continues to grow, so does the demand for housing. This creates a great opportunity for property investors, as Leeds consistently ranks as one of the best forecasts for property price and rental growth.



# Floor Plan

# Area Map



# Energy Efficiency Graph

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.