



## 2901 WATER LANE

LEEDS CITY CENTRE, LS11 5QB

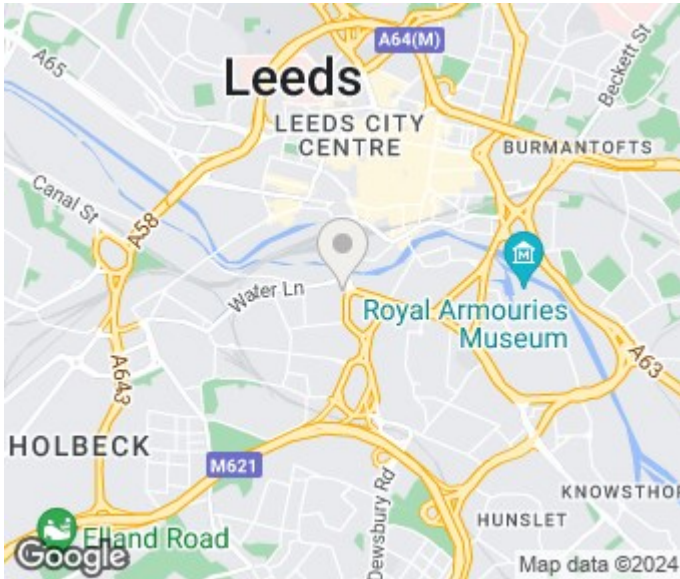
£675,000  
LEASEHOLD


\*\*\*EWS1 COMPLIANT\*\*\* Potential gross income of £36,000 PA + \*\*\*

Welcome to the HEIGHT of opulent living, 29 stories high, with PANORAMIC views across Leeds City Centre and beyond. This stunning PENTHOUSE apartment has been refurbished by the current owners with bespoke fixtures and fittings which give this luxury property, the true feeling of a quintessential City Centre pad! With two parking spaces, a concierge and many on site amenities, this property must be viewed!

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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 	

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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