



Bridge End Lofts,  
Bridge End, LS1 4DJ  
£160,000

1 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

Forming part of the sought after development of Bridge end lofts, is this well presented, one bedroom One-bathroom apartment.

Available furnished, the property forms part of a well-known former warehouse conversion - located on the corner of Water lane.

Covering 450sqft, the property offers spacious and characterful accommodation, that utilises every square inch of available living space.

The vendor informs us that the following charges apply: -

Ground Rent - £175pa / Service Charge - £1650pa. The Lease runs for 125 years from 2001.

**THE DEVELOPMENT: -**

Bridge End Lofts is a characterful development, located just on the corner of Water Lane. This former warehouse has been carefully converted into 12 individual dwellings, including studios, 1 and 2 bedroom apartments - all with character, including high ceilings, open brickwork and large feature windows.

**KITCHEN: -**

The recessed kitchen, which forms part of the open plan living area, incorporates tan brown base units - finished off with light grey wood effect work top. Built-in appliances include an electric oven, halogen hob, with extractor over - as well as a fridge freezer. The washing machine is integrated within the units.

**LIVING SPACE: -**

The characterful open plan living space within this apartment, are very generous for a property of this type. The room is large and open plan with no wasted space, it will easily allow for lounging and dining, as well as providing adequate sleeping accommodation. Two factory style windows flood the space with light and facing views, overlooking the river, city and beyond.

**BATHROOM: -**

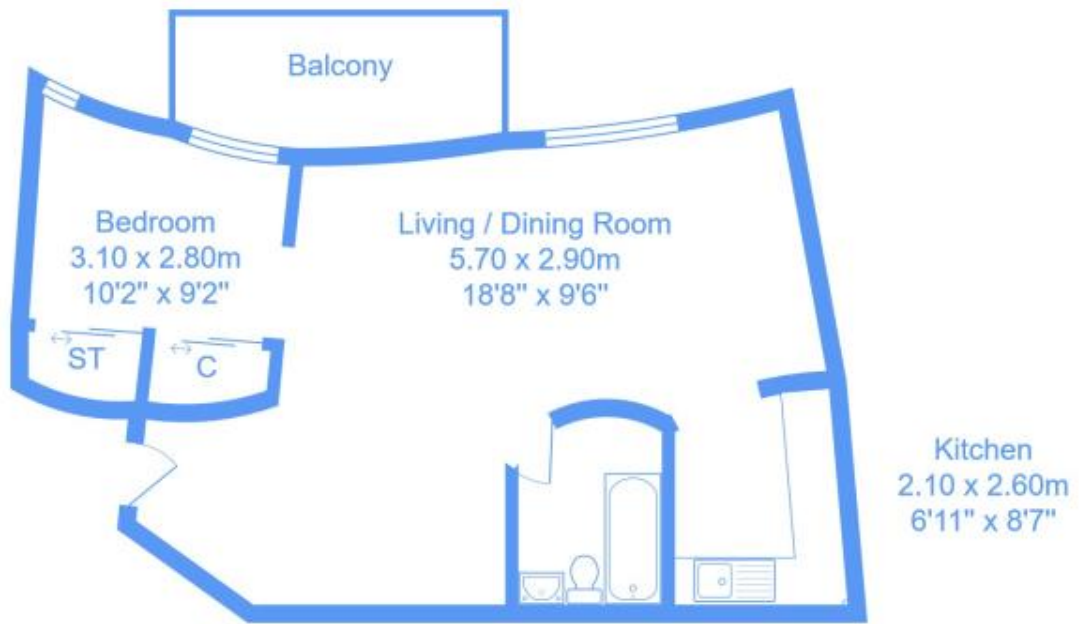
The house bathroom is modern and contemporary, with a 3-piece white suite, including floating toilet and sink, chrome bathroom furniture, mixer controlled shower over bath, large wall mounted mirror and chrome heated towel rail.

**Bedroom:-**

The bedroom is open plan off the living space divided off by a middle shelving unit, it offers a huge amount of natural light from the large feature window overlooking the river, along the wall there is a large amount of built storage and wardrobe space which offers ample room.







All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>			(69-30) <b>C</b>	74	74
(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		
		84		74	74
	71				
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &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.

**AGENTS NOTES:**

**Referral fees:**

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.