



Bridgewater Place,  
Water Lane,  
LS11 5QT  
£200,000

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# Bridgewater Place, Water Lane, Leeds LS11 5QT

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FIRE SAFETY COMPLIANT - EWS1 FORM ISSUED - ICONIC 32 STOREY DEVELOPMENT - SPECTACULAR 180 DEGREE RIVER/CITY VIEWS - TWO DOUBLE BEDROOMS - TWO BATHROOMS - 650 SQ FT - 19th FLOOR - SECURE UNDERGROUND PARKING - ON SITE CONCIERGE - TESCO EXPRESS AND STARBUCKS - ULTIMATE CITY LIVING/INVESTMENT - POSSIBLE 8% RETURN

A most striking and impressive very well appointed two bedroomed apartment affording a magnificent outlook with "jaw dropping" river/city views from a superb position on the 19th floor of this stunning high quality city centre development within a few minutes walk of Leeds city station. The property, approached via a "Manhattan" style atrium, comprises, communal lobby with resident concierge



## COMMUNAL LOBBY

Resident concierge. Secured mail box. Three lifts to all floors.

## MANHATTAN STYLE ATRIUM

Housing Tesco Express, Starbucks and General enquiries desk

## ENTRANCE HALL

Built in cupboard housing hot water tank. Video entry phone. Laminate flooring. Radiator.

## LIVING ROOM

7.01m (23' 0") x 4.65m (15' 3") (max)

Stunning outlook over the river and city beyond with breathtaking 180 degree views to the far horizon. New laminate flooring. New radiator.

## LUXURY KITCHEN AREA

Inset circular stainless steel sink unit with mixer tap. Range of wall cupboard units. Range of floor cupboard units. Matching built in larger unit. Work surfaces. Stainless steel built under oven. Ceramic four hob unit with extractor hood. Integrated fridge and dishwasher. New laminate flooring.

## MASTER BEDROOM

3.43m (11' 3") x 3.12m (10' 3")

Delightful outlook over the river and city beyond. Mirror fronted built in double wardrobe. Radiator. Fitted carpet.

## EN SUITE SHOWER ROOM

Shower cubicle. Pedestal wash hand basin with mixer tap. Concealed low level W.C. Two walls matching

fully tiled. Matching tiled floor. Heated towel rail.

## BEDROOM TWO

4.50m (14' 9") x 2.51m (8' 3")

Superb outlook with city views. Mirror Fronted built in double wardrobe. New radiator. Fitted carpet

## JACK AND JILL BATHROOM

Four piece suite. Tile panelled bath with mixer tap. Shower cubicle. Wash hand basin with mixer tap. Concealed low level W.C. Two walls matching tiled. Matching tiled floor. Heated towel rail. Display shelf. Inset mirror.

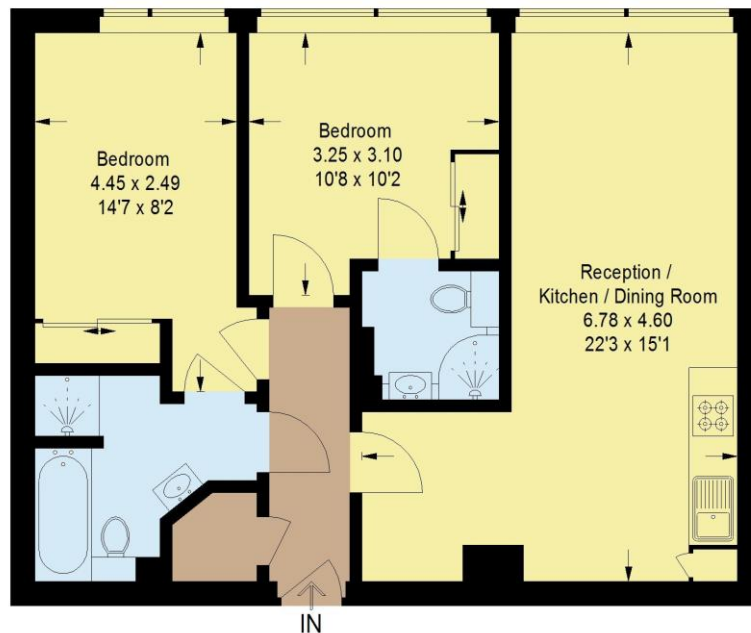
## SECURE UNDERGROUND PARKING

Secure internal access to the lobby entrance and lift area.



## Bridgewater Place, LS11

Approximate Gross Internal Area  
59.3 sq m / 638 sq ft



### Nineteenth Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken  
in the preparation of this plan, please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them. (ID831416)

Score	Energy rating	Current	Potential
92+	A		84   B
81-91	B		
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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