



Stoneacre  
Properties



## Water Lane

Leeds, LS11 5QT

£195,000



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## Entrance

Front door of the flat leads into the Entrance Hallway which offers access to the Lounge/Kitchen and both bedrooms.

## Lounge/Kitchen

10'1" x 23'10" (3.08 x 7.28)

Open plan Lounge/Kitchen offers ample space for a formal seating area. The Kitchen is made up of white gloss wall and base units and comprises integrated oven, electric hob with extractor above, sink, integrated fridge.

## Bedroom 1

9'0" x 13'10" (2.76 x 4.24)

Double bedroom laid to carpet, comprises fitted wardrobe and en-suite bathroom.

## En-suite

En-suite is tiled and comprises shower, toilet, pedestal sink, and towel radiator.

## Bedroom 2

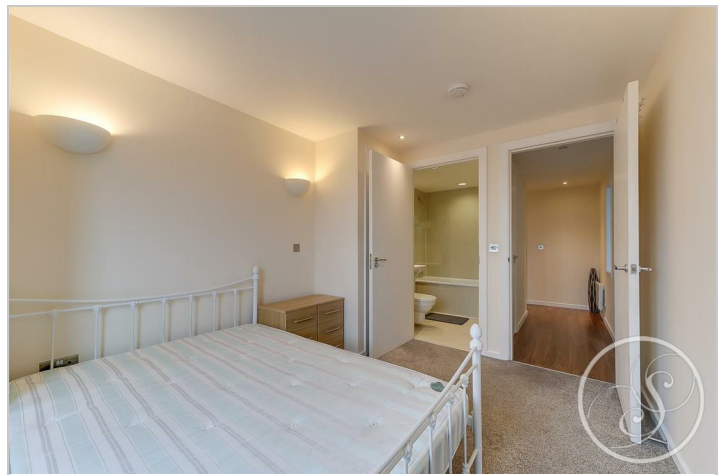
Double bedroom laid to carpet with access to en-suite/house bathroom.

## Bathroom

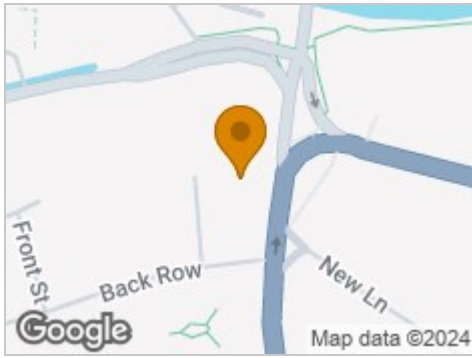
En-suite/bathroom is tiled and comprises tiled bath, separate shower, toilet, and sink.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 250 years from 2007. The current service charge is £3135 per annum and ground rent £370.03 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



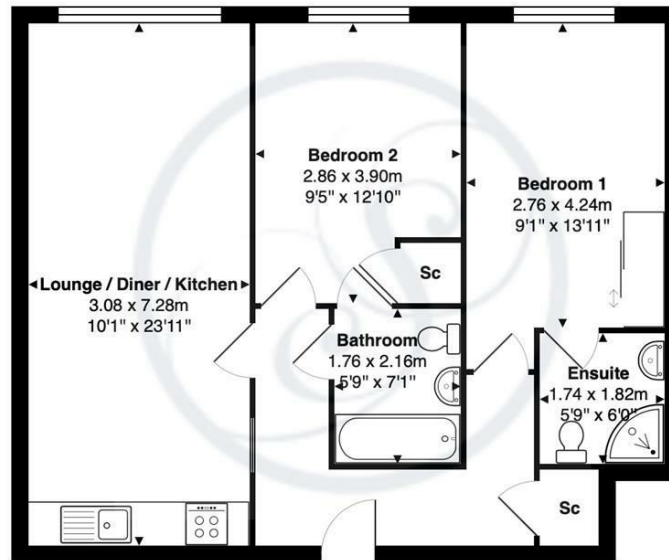
## Hybrid Map



## Terrain Map



## Floor Plan



Bridgewater Place, Water Lane, Holbeck, LS11 5QT

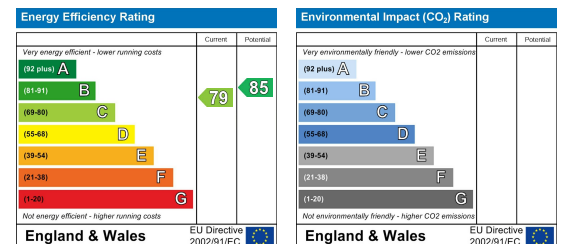
Total Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.

## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.