



Stoneacre  
Properties



## Bridgewater Place

Water Lane Leeds, LS11 5QT

£130,000



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## COMMUNAL ENTRANCE

Secure communal entrance with lift access to 11th floor apartment entrance.

## ENTRANCE HALL

Wood strip laminate flooring and cupboard housing water heater.

## KITCHEN

White contemporary kitchen with wall and base units, stainless steel sink, two ring electric hob, microwave oven and under counter fridge.

## LOUNGE / DINER

Wood strip laminate flooring, wall mounted electric heater and double glazed windows.

## BEDROOM

Wall mounted electric heater and built in wardrobe.

## SHOWER ROOM

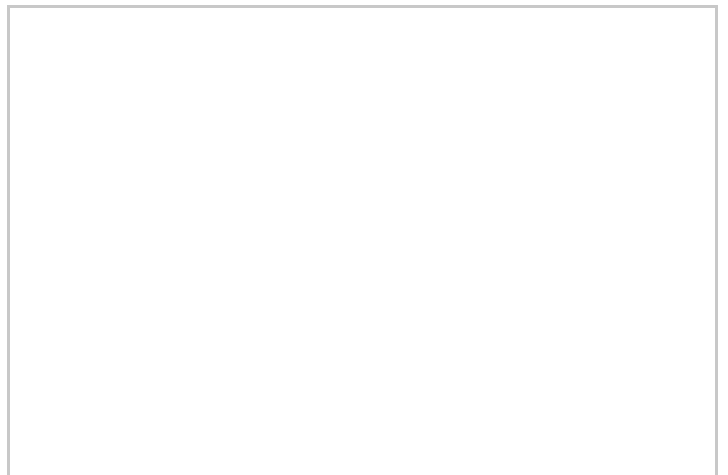
Tiled shower room with wash hand basin, W.C, shower cubicle and chrome heated towel rail.

## LEASE

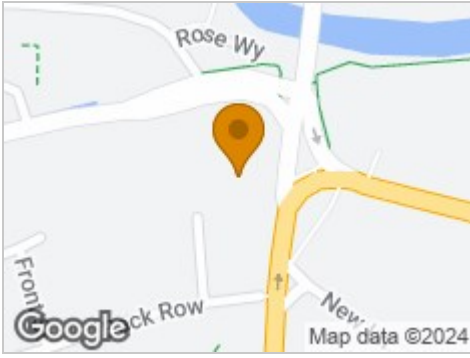
We are advised by the vendor that the property is leasehold with a term of 250 years from 2007. The current service charge is approximately £533.78 per quarter and the ground rent is £370 Per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

## ADDITIONAL NOTES

We are advised by the vendor the water heater was replaced in 2020.



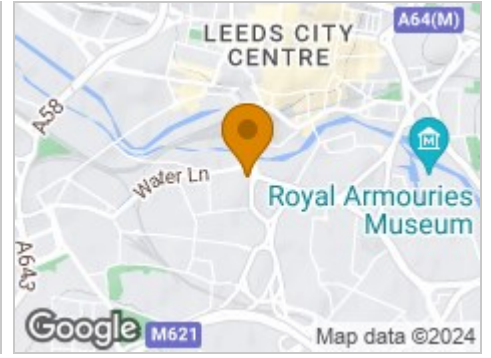
## Road Map



## Hybrid Map



## Terrain Map



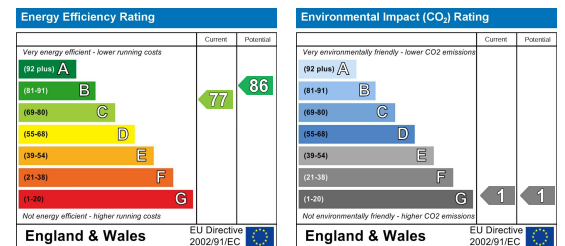
## Floor Plan



## 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.