



Stoneacre
Properties



Water Lane, Leeds, LS11 5QT

£165,000

*** 2-BED 2-BATH APARTMENT IN FANTASTIC BRIDGEWATER PLACE DEVELOPMENT ***
PRIVATE BALCONY *** VIEWS ACROSS LEEDS CITY CENTRE *** Stoneacre Properties are
delighted to bring to market this spacious 2-bed apartment situated in Bridgewater Place. The
development sits on the outskirts of the City Centre so easy access is provided to the shops, bars and
restaurants of Leeds, as well as to Leeds train station which provides access across the country. The
property briefly comprises two double bedrooms each with en-suite, open plan lounge/kitchen with
access out to the balcony. The development comprises lift and concierge service.

Entrance

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

Kitchen

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, dishwasher, sink, undermounted fridge.

Bedroom 1

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/main bathroom.

Bathroom

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

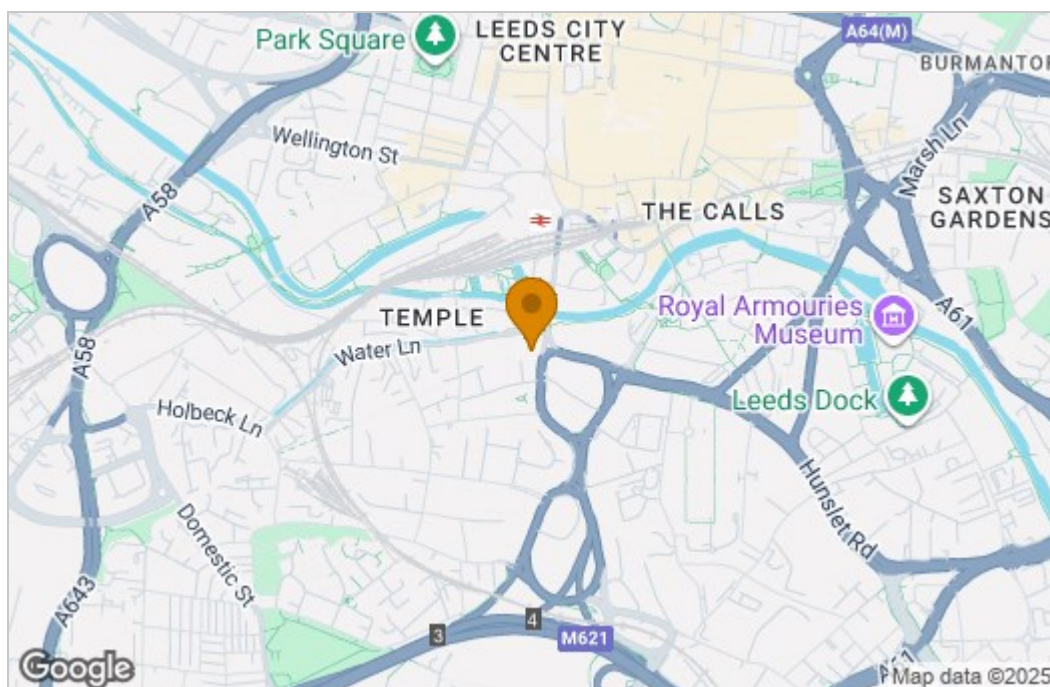
Lease

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 £4748 per annum and ground rent £370 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

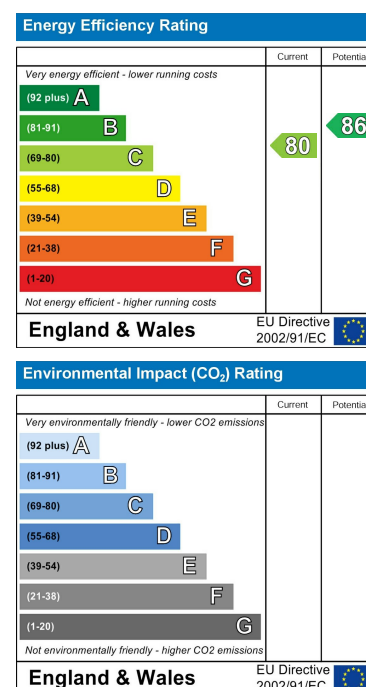
Note

This apartment does not come with parking.

Area Map



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.

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