



Stoneacre  
Properties



## Water Lane

Leeds, LS11 5QB

£525,000



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## Entrance

Building is entered via intercom entry system. There is a concierge desk and lift takes you up to the 29th floor. Entering the apartment you are welcomed into the hallway.

## Hallway

Offering access to storage cupboard that houses the water heater and washing machine, and leads on to the wider apartment.

## Kitchen/Living/Diner

Accessed from the hallway, this superb open plan space must be seen in person to truly appreciate and take in what it offers. The bright and airy living space features floor to ceiling and wall to wall windows that offer panoramic views across the city centre and into the distance.

An abundance of space is offered for a seating area, separate dining area and the kitchen, offering an open plan living space which is perfect for hosting and socialising.

The kitchen is made up of white wall and base units. The kitchen comprises a dishwasher, undermounted fridge, electric oven, electric hob with extractor above, undermounted sink finished with solid worktops.

## Bedroom 1

Large double bedroom laid to carpet with floor to ceiling windows offering wonderful views. The bedroom is complete with fitted wardrobes and en-suite.

## En-suite

Comprising shower, toilet and sink.

## Bedroom 2

Second double bedroom laid to carpet, again with superb views and fitted wardrobes. Jack and Jill access to main bathroom.

## Bathroom

4-piece suite comprising shower, bath, toilet and sink.

## Parking

The property comes complete with a secure underground parking space.

## 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 £4800 per annum and ground rent is currently £370 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.





## Road Map



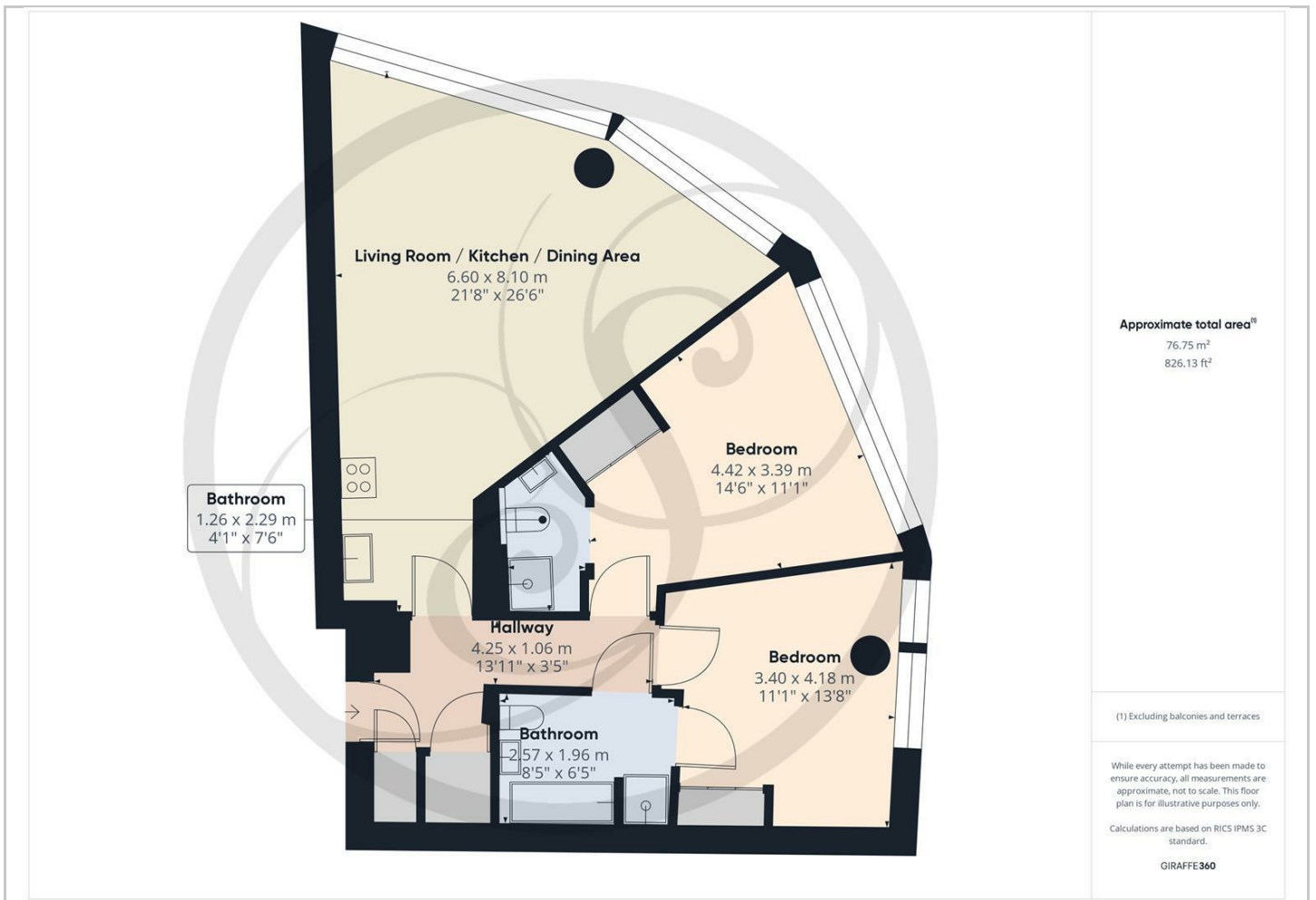
## Hybrid Map



## Terrain Map



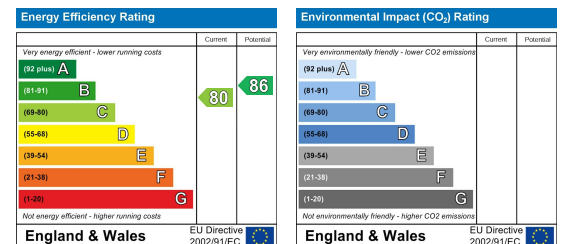
## Floor Plan



## 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



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