



Stoneacre  
Properties



## Water Lane

Leeds, LS11 5QT

Offers Over £100,000



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## Entrance

Building is entered via intercom entry system. There is a concierge desk and lift takes you up to the 12th floor. Entering the apartment you are welcomed into the hallway.

## Hallway

Offering access to storage cupboard that houses the water heater and washing machine. Also offering access to the house bathroom, bedroom and living area.

## Kitchen/Living room

Spacious open-plan kitchen and living area with ample room and excellent natural lighting. Enjoy stunning views overlooking Leeds city.

## Bedroom

A large space for a double bed fitted wardrobes.

## Bathroom

Modern bathroom featuring a walk-in shower, a full-sized bathtub, and a wall-mounted sink and toilet. The large mirror and recessed lighting create a bright, spacious feel.

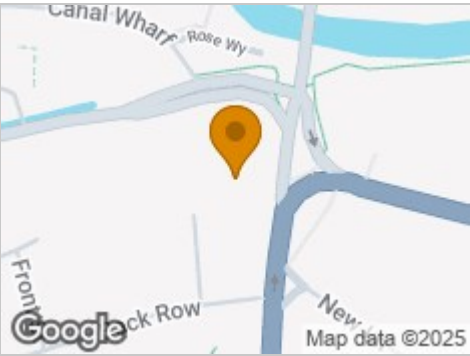
## Lease

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 £3000 per annum and ground rent is currently £370 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.





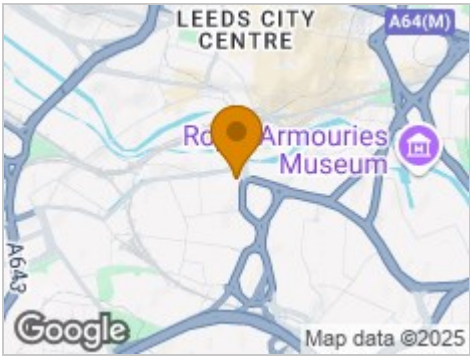
Road Map



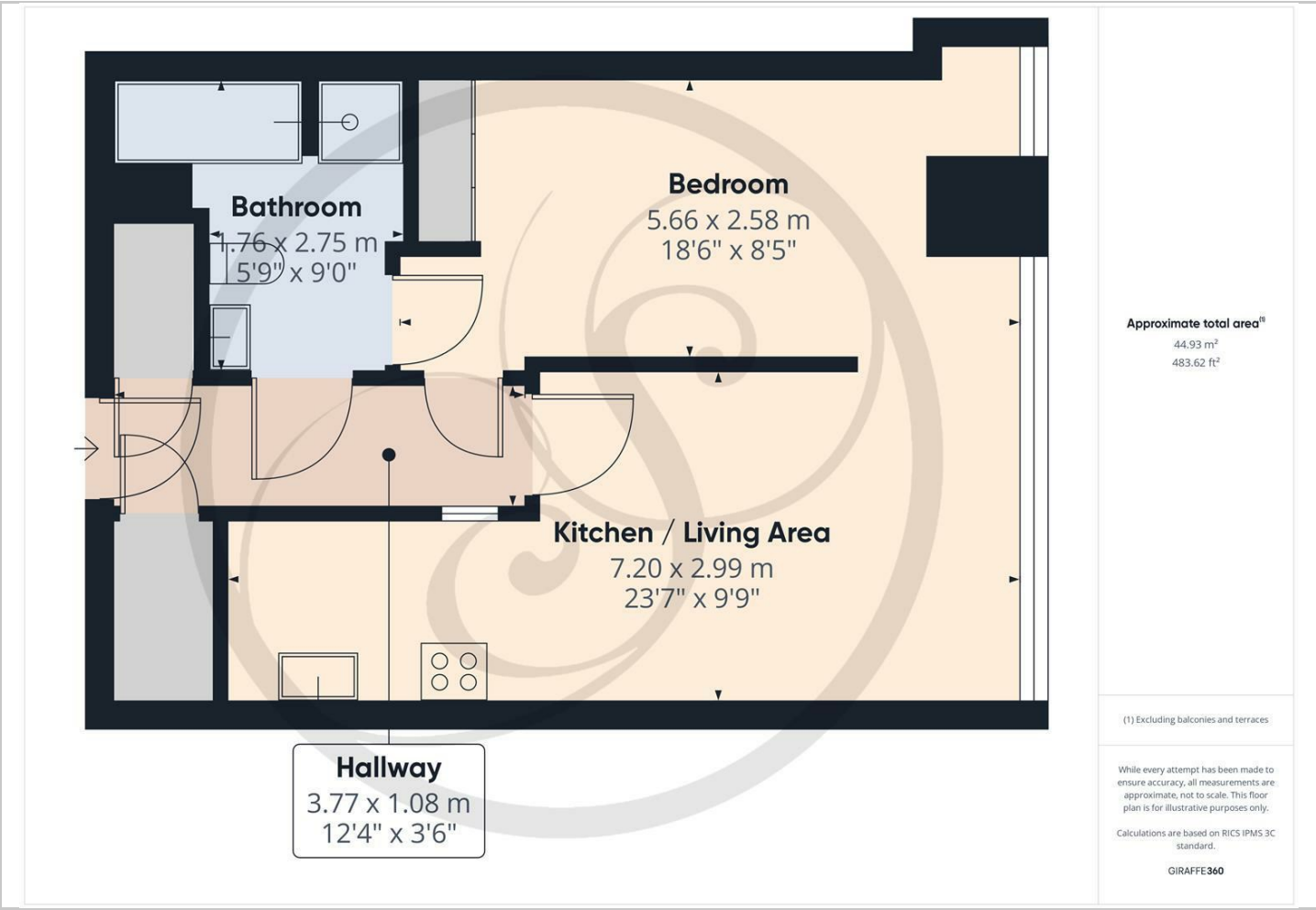
Hybrid Map



Terrain Map



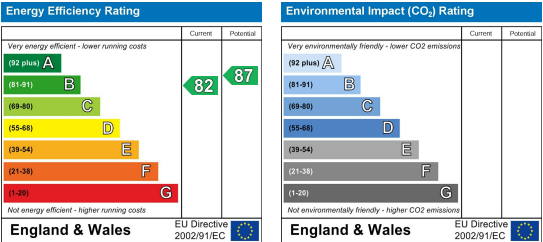
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.