



**Bridgewater Place Water Lane, LEEDS LS11 5QB**

**welcome to**

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A modern two-bedroom apartment, featuring open-plan living, an ensuite to the main bedroom, and a Jack and Jill bathroom. Benefits include concierge, gym, and amenities, ideally located close to the town centre and train station.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Kitchen/Lounge**

A bright open-plan kitchen/living area with a front-facing window, laminate flooring, and electric heater. The kitchen features ample units, an undermount oven, electric hob with extractor, integrated fridge freezer, and a stainless steel sink

## **Bedroom 1**

Bedroom one is a comfortable front-facing room featuring a double bed, carpeted flooring, electric heater, and space for freestanding furniture.

## **Ensuite**

The ensuite features fully tiled walls and flooring, a

towel radiator, and a modern wall-hung toilet and sink.

## **Bedroom 2**

Bedroom two is a side-facing room featuring a double bed, carpeted flooring, electric heater, and space for freestanding furniture.

## **Bathroom**

The bathroom is a well-appointed Jack and Jill suite, accessible from both the hallway and bedroom two. It features fully tiled walls and flooring, a tiled bath, and a walk-in shower enclosure. Additional fittings include a wall-hung sink, WC, and towel radiator.



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## Bridgewater Place Water Lane, LEEDS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Parking Space
- Chain free property

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 5000.00

Ground Rent: 370.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109611 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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