



Stoneacre  
Properties



## Water Lane

Leeds, LS11 5QT

£299,000



# Water Lane

Leeds, LS11 5QT

£299,000



## ENTRANCE

Building is entered via intercom entry system. There is a concierge desk and lifts takes you up to the 17th floor. Entering the apartment you are welcomed into the hallway.

## HALLWAY

Offers access throughout the apartment including to store cupboard.

## KITCHEN/LIVING/DINER

Accessed from the hallway, this exceptional open-plan living space must be viewed in person to fully appreciate its scale and atmosphere. The bright and airy room is framed by floor-to-ceiling, wall-to-wall windows, flooding the space with natural light and providing uninterrupted panoramic views across the city centre and beyond.

The generous layout offers ample room for a comfortable seating area, a defined dining space, and a stylish kitchen. This creates a seamless open-plan environment ideal for both everyday living and entertaining.

The kitchen features modern white wall and base units, complemented by solid worktops for a clean, contemporary finish. Integrated appliances include a dishwasher, undermounted fridge, electric oven, electric hob with extractor above, and an undermounted sink, combining practicality with sleek design.

## BEDROOM 1

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

## EN-SUITE

Complete with shower, toilet and sink.

## BEDROOM 2

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

## BATHROOM

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

## PARKING

The property comes complete with a secure underground parking space.

## EXTERNAL

Balcony which looks over the city centre.

## 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 approx £1,300 per quarter and ground rent is currently £370 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



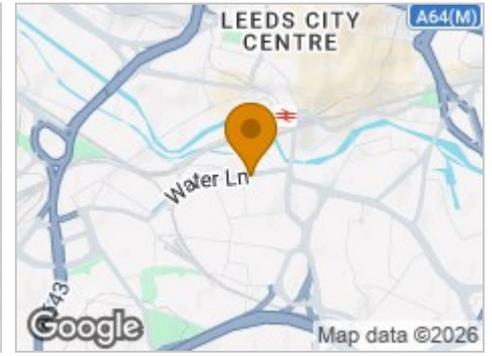
## Road Map



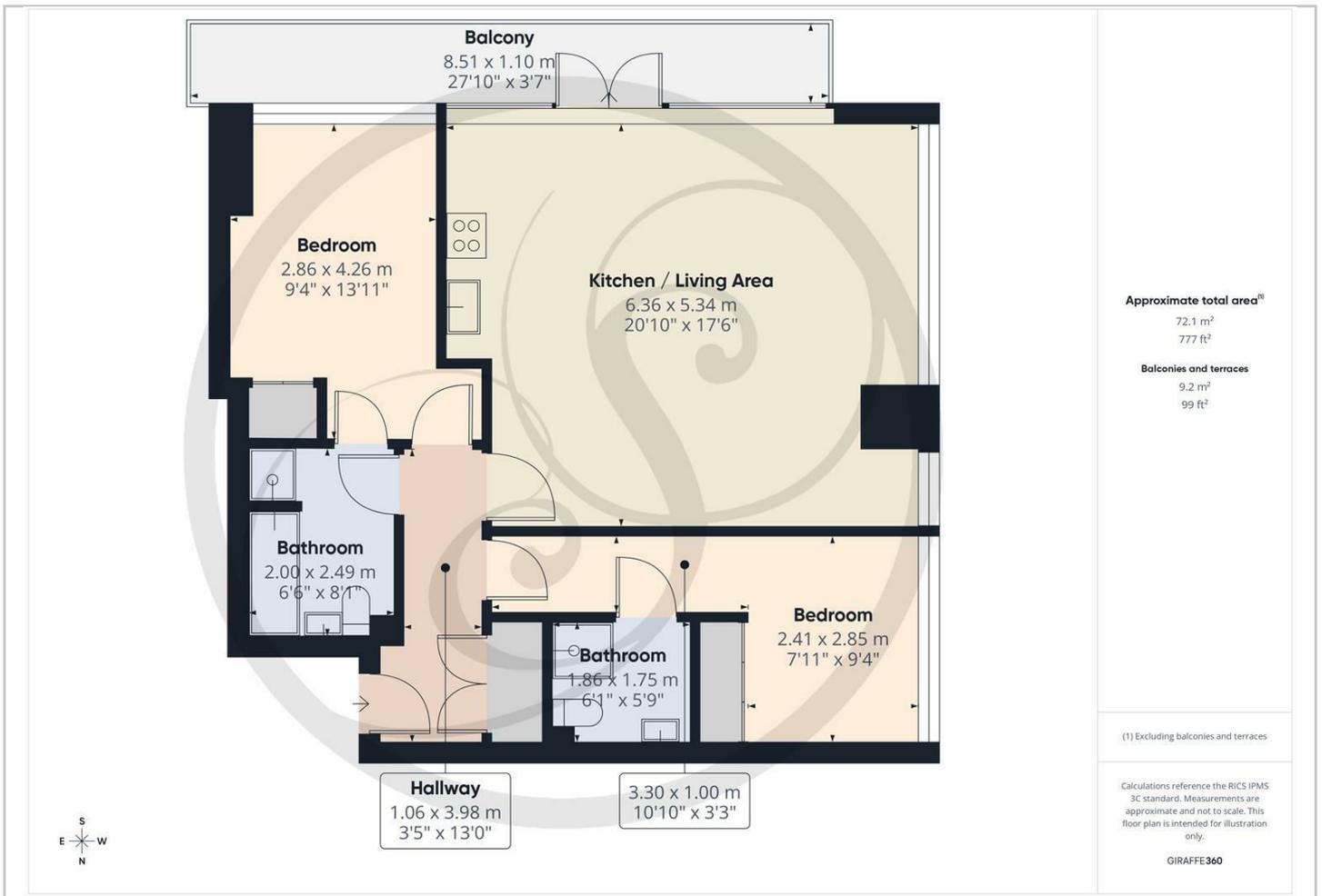
## Hybrid Map



## Terrain Map



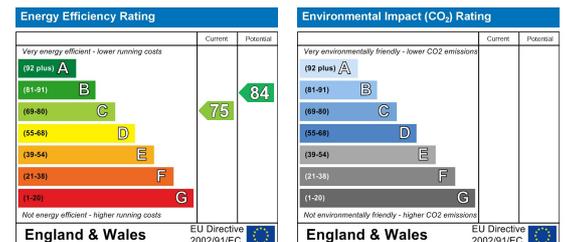
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.