



Stoneacre  
Properties



## Water Lane

Leeds, LS11 5QB

Offers In The Region Of £170,000



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### Entrance

Intercom entry system. Concierge at front desk. Lift leads up to the 25th floor. Entering the property you are welcomed into the entrance hallway which offers access to the lounge/kitchen, the main bathroom and both bedrooms.

### Lounge/Kitchen

Open plan lounge/kitchen offers ample space for a formal seating area that offers access out to the balcony which offers views across Leeds. The kitchen is made up of white gloss wall and base units and comprises integrated oven, electric hob with extractor above, sink, integrated fridge.

### Bedroom 1

Double bedroom laid to carpet, comprises window with Jack and Jill access to the main bathroom.

### Bathroom / En-suite

Jack and Jill access from the hallway, this en-suite is tiled and comprises bath, shower, toilet, pedestal sink, and towel radiator.

### Bedroom 2

Double bedroom laid to carpet includes fitted wardrobe and en-suite bathroom. Door to the far end of the room leads to the main living room.

### En-suite

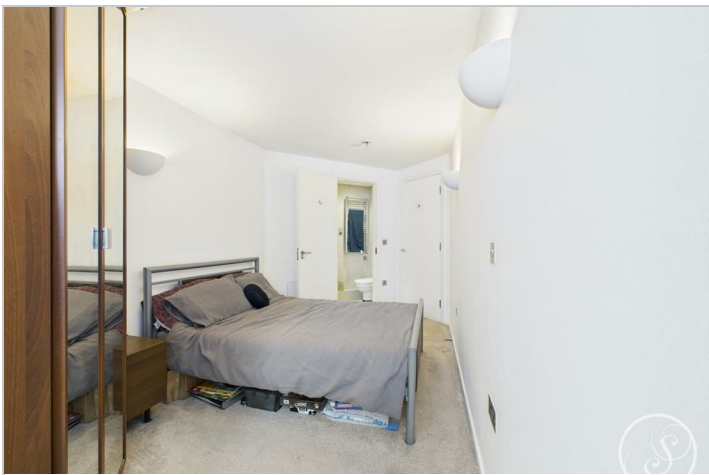
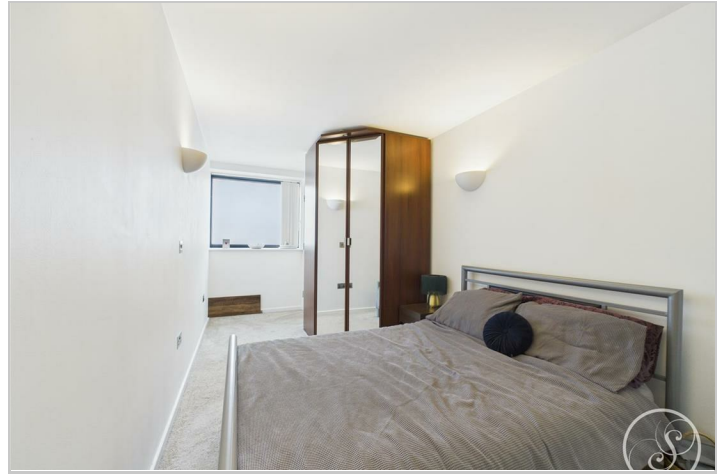
En-suite is tiled and comprises tiled bath, separate shower, toilet, and sink.

### Parking

Secure underground parking space. A rare find in 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 £1,255 per quarter and ground rent is currently £370.03 per annum, parking is £240 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



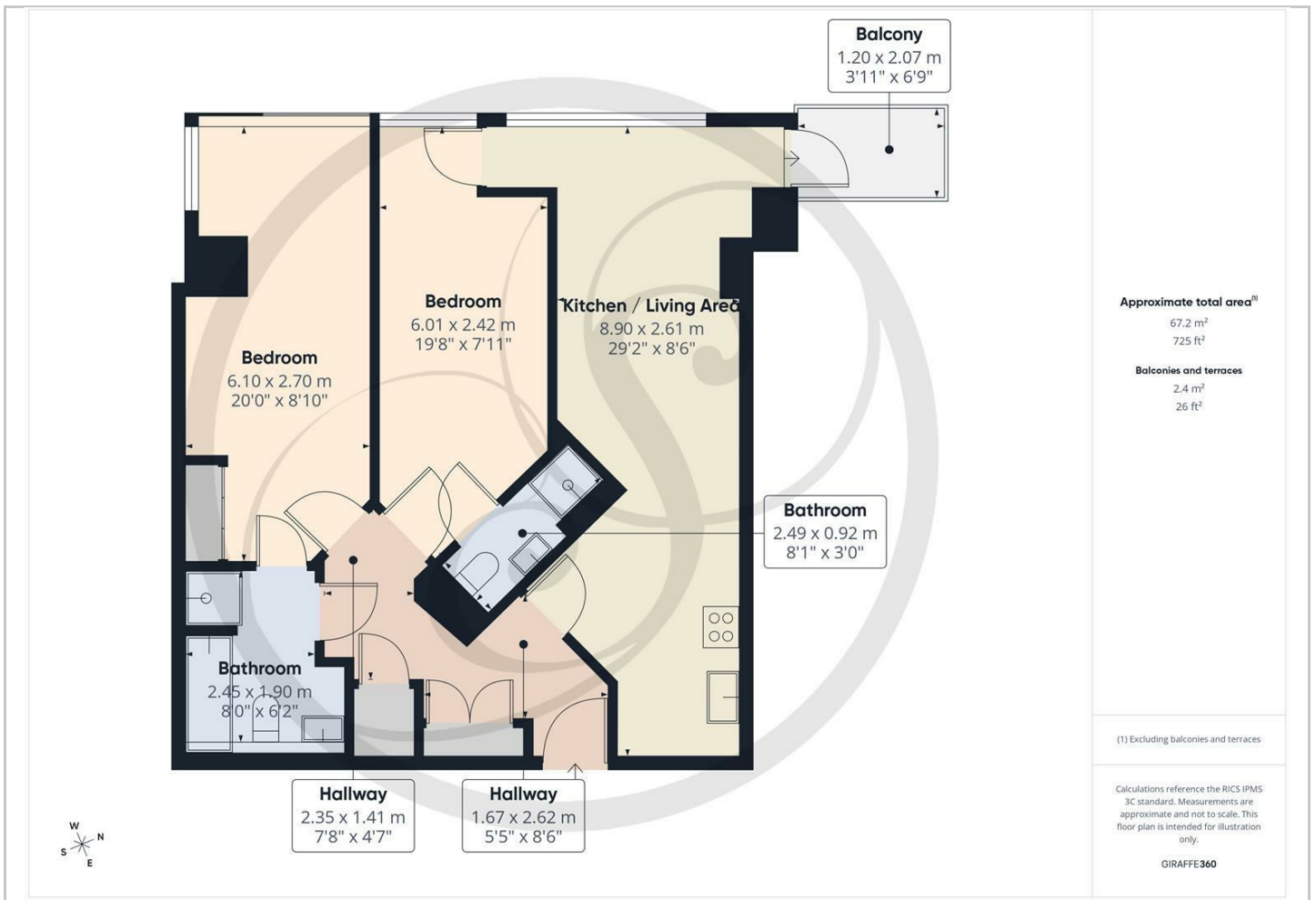
## Hybrid Map



## Terrain Map



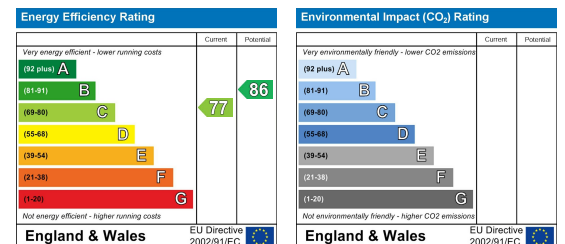
## Floor Plan



## 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.