KATH | WELLS

ESTATE AGENTS & VALUERS

Bridgewater Place Water Lane
Leeds



1 Bedroom Apartment
£110,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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Web Site
www.kathwells.com

email
sales@kathwells.com

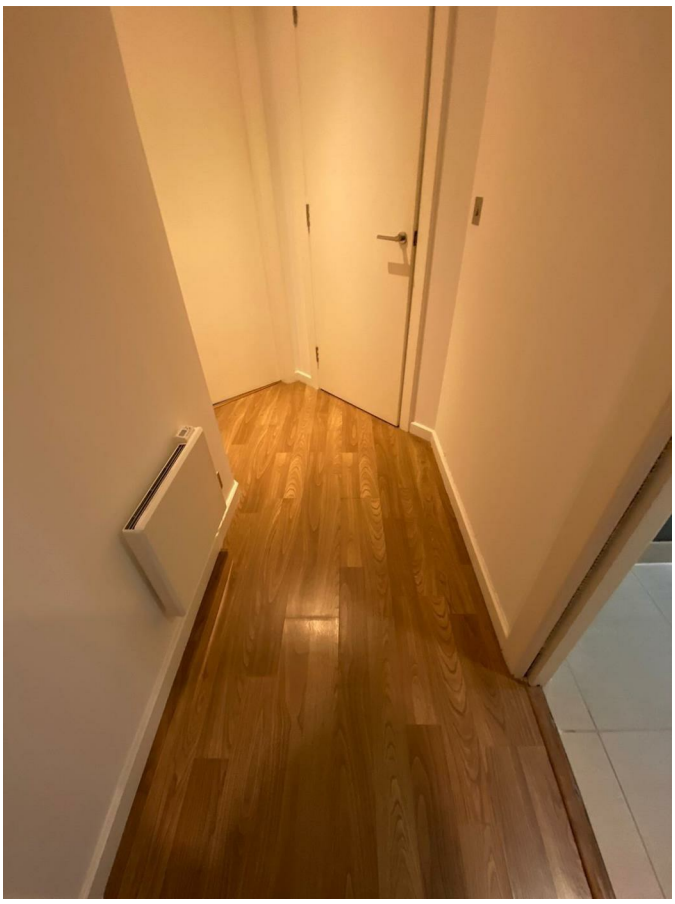
Apartment 2110, Bridgewater Place Water Lane, Leeds, West Yorkshire, LS11 5QB

GROUND FLOOR:

Reception / Concierge / Communal Entrance:

A communal entrance hallway with lifts to all floors, intercom access to the apartment

Entrance Hallway:



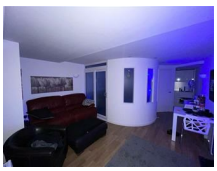
Access to the accommodation, electric heating radiator

Utility Space / Storage Cupboard:

Plumbing for an automatic washing machine, ample space for a range of storage

Open Plan Living:

Living Area:

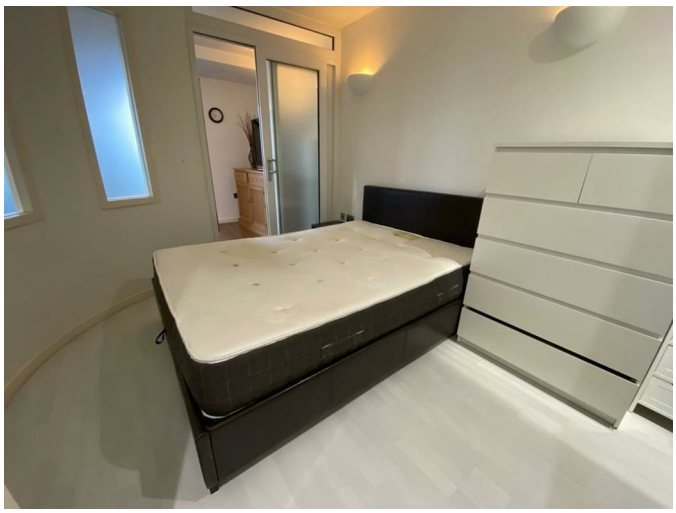

Double glazed window, double glazed door giving access to the balcony, ample space for a range of living room furniture, wall mounted electric heater

Kitchen / dining Area:



A range of fitted wall, drawer & base units, work surfaces, an electric hob with an extractor hood above, built under oven / grill, an inset sink & drainer, integral Fridge

Bedroom One:



Ample space for a double bed, double glazed PVC sliding door leading on to the living room

Shower Room / WC:



A glazed shower cubicle with a shower above, low flush WC, wash basin, central heating radiator

TO THE OUTSIDE:



Balcony:





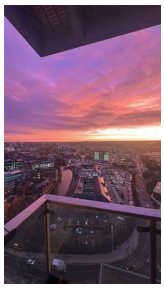
A balcony provides a beautiful view over Leeds city centre

Views Across Leeds City Centre:









EPC Rating / Council Tax Band:

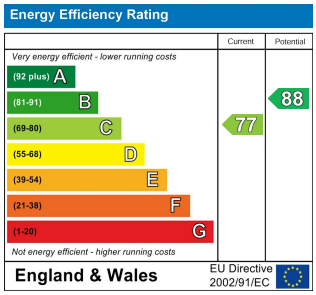
EPC Rating: C / Council Tax Band: B

Service Charge & Ground Rent:

Service charge approximately £3,000 per annum, ground rent £350.00 per annum

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9575-3046-2202-3785-7200



Floor Plan