Stoneacre Properties







Water Lane, Leeds, LS11 5QT

£85,000

*** STUDIO APARTMENT IN FANTASTIC BRIDGEWATER PLACE DEVELOPMENT *** INVESTORS ONLY *** SOLD WITH TENANT IN SITU PAYING £750PCM *** VIEWS ACROSS LEEDS CITY CENTRE ***

Stoneacre Properties are delighted to bring to market this superb studio apartment situated on the 16th floor of Bridgewater Place. The development sits in the heart of the City Centre so easy access is provided to the shops, bars and restaurants of Leeds, as well as to Leeds train station which provides access across the country. The property briefly comprises an open plan living space which houses the double bed, a separate bathroom and a large store cupboard which contains the water tank and washing machine. The development comprises lift and concierge service.

Bridgewater Place is a situated in the heart of the city centre and boasts an array of amenities within the complex itself with a Tesco Express, Starbucks, and 24 hour gym on floor 1 of the development. Bridgewater is also a short walk from Leeds Train Station making it ideal for commuters, and is only a short walk to the array of amenities on offer in the city centre itself.

Living Space

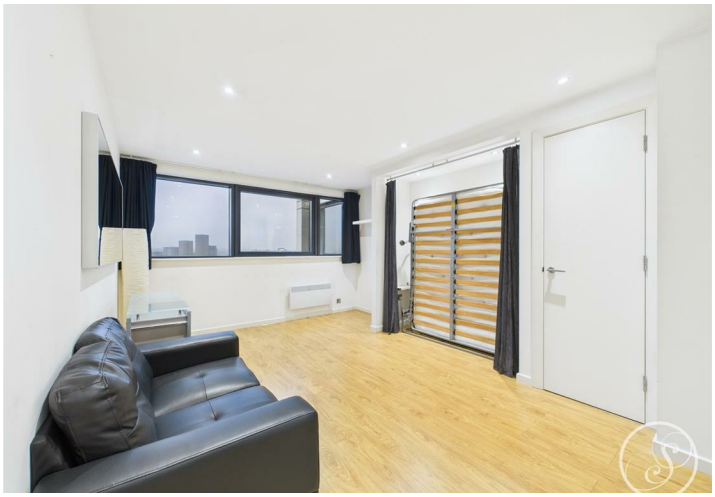
Open plan living space houses the double bed which folds away during the day. There is plenty of space for seating and the kitchen is complete with compact oven, fridge and sink. The room offers great views across Leeds.

Bathroom

Comprising shower, toilet and sink.

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 £1889 per annum and ground rent is currently £370 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.





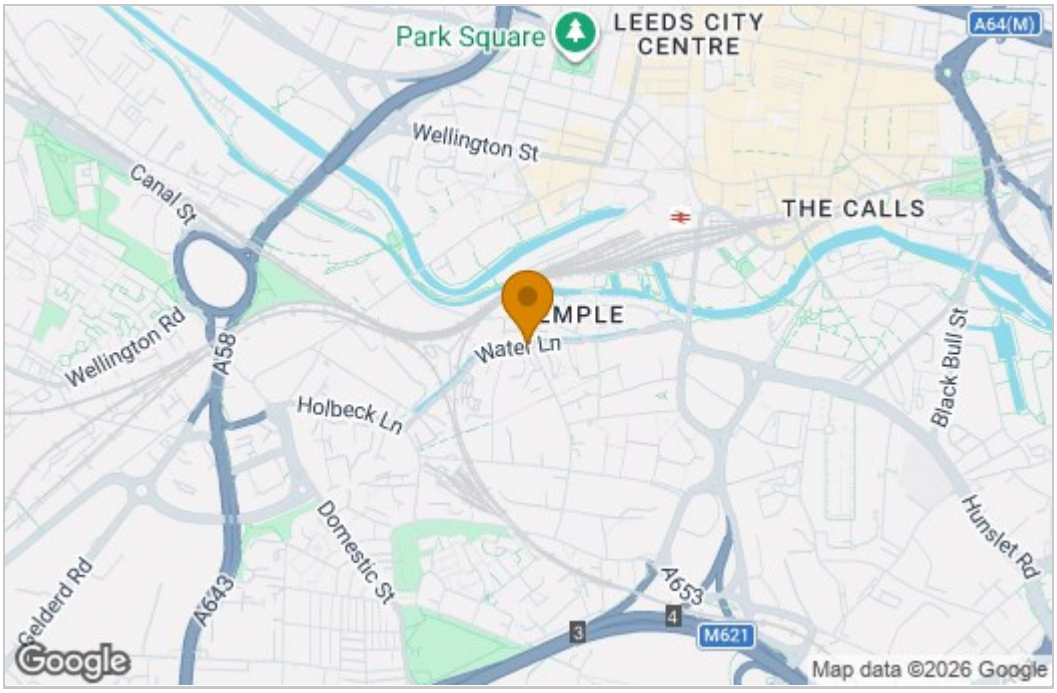




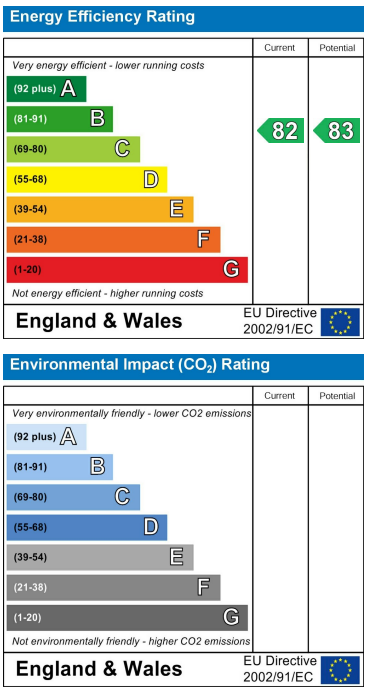
Floor Plan



Area Map



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.

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