KATH | WELLS

ESTATE AGENTS & VALUERS



Bridgewater place Water lane

, Leeds, LS11 5QB

£1,200 Per Month

2 2 1 C

TWO BEDROOM FURNISHED APARTMENT – BRIDGEWATER PLACE, LEEDS CITY CENTRE – £1,400 PCM

Kath Wells Estate Agents are delighted to offer TO LET this spacious TWO DOUBLE BEDROOM APARTMENT situated on the 20th floor of the prestigious Bridgewater Place development, enjoying stunning panoramic views across Leeds City Centre and the Canal Basin.

Ideally located within walking distance of Leeds Train Station, shops, restaurants and local amenities, this fantastic apartment is perfect for professionals or couples seeking modern city centre living.

The accommodation briefly comprises a welcoming ENTRANCE HALLWAY with two useful storage cupboards, a spacious OPEN PLAN LIVING / DINING AREA with large double-glazed windows offering spectacular views, and a modern FITTED KITCHEN with a range of wall and base units.







GROUND FLOOR:

Communal Entrance:
A communal entrance hallway containing lifts to all floors above, intercom access to the apartment

Private Hallway:
Access to all rooms, storage cupboard, cupboard with plumbing for an automatic washing machine, electric heating radiator

Open Plan Living Room / Dining Area / Kitchen:
A good sized open plan living space with ample space for a range of living & dining room furniture, double glazed windows with panoramic views over Leeds City Centre, a range of fitted wall, drawer & base units, work surfaces, electric hob with a built under oven / grill, inset sink & drainer, built in fridge, two electric heating radiators

Bedroom One:
Double glazed windows with view over Leeds City Centre, built in sliding & mirrored wardrobes, wall mounted electric heating radiator

En-suite Shower Room:
A white suite comprising of a glazed shower cubicle with an electric shower above, low flush WC, wash basin, chrome towel radiator, fully tiled

Bedroom Two:
Double glazed window, fitted sliding & mirrored wardrobes, wall mounted electric heating radiator, a door giving access to the main bathroom / WC

'Jack & Jill' Bathroom / WC:
Accessed from Bedroom Two and from the Hallway, a white suite comprising of a panelled bath, a separate shower cubicle, low flush WC, wash basin, fully tiled

TO THE OUTSIDE:

Views Across Leeds City Centre:

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/2070-3656-1060-6201-3795

Council Tax Band & EPC Rating:
Council Tax Band: D / EPC Rating: C

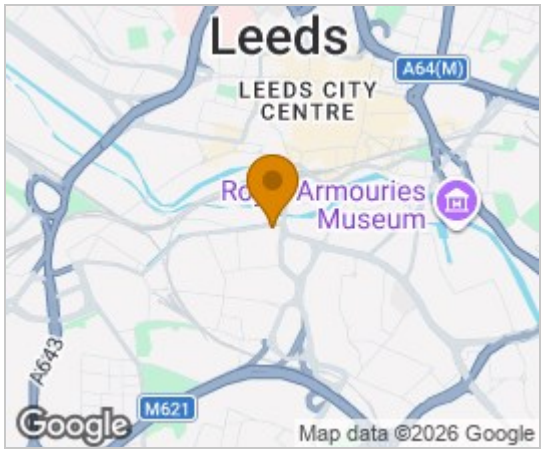
Permitted Payments:
As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
iii) Payment for the reasonably incurred costs for the loss of keys/security devices
iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

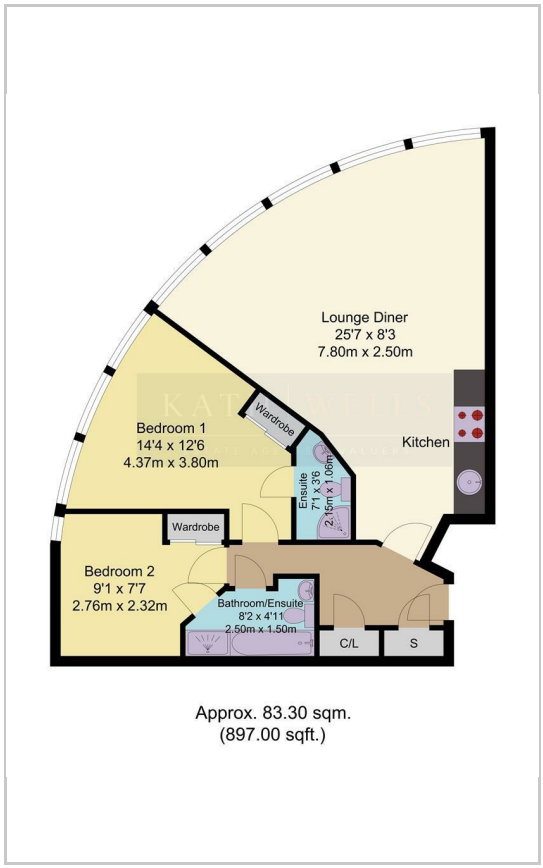
Other permitted payments may include:

i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Area Map

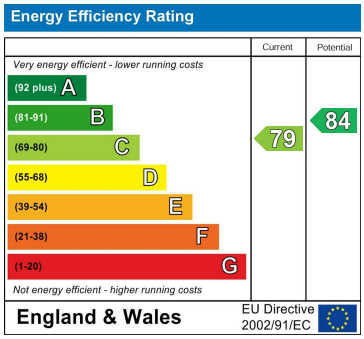


Floor Plans



Approx. 83.30 sqm.
(897.00 sqft.)

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.

69 Lower Wortley Road, Wortley, Leeds, West Yorkshire, LS12 4SL
Tel: 0113 231 1033 Email: sales@kathwells.com www.kathwells.com