

KATH WELLS

ESTATE AGENTS & VALUERS

Bridgewater Place Water Lane Leeds



1 Bedroom Apartment £118,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

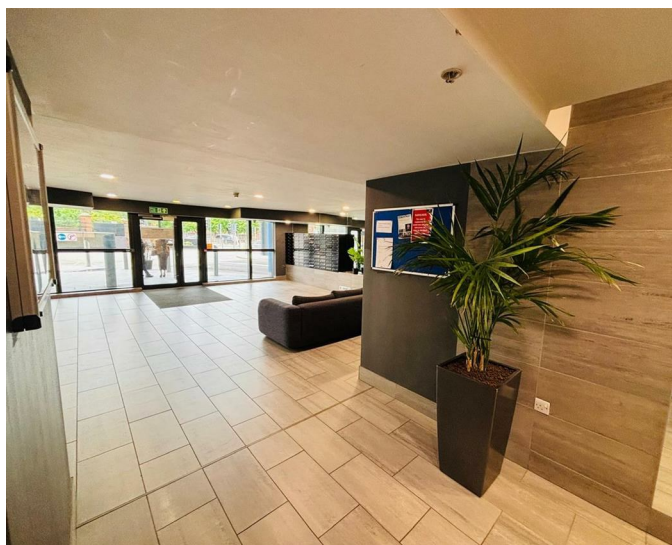
Web Site
www.kathwells.com

email
sales@kathwells.com

Apartment 1711, Bridgewater Place Water Lane, Leeds, LS11 5QT

Ground Floor:

Reception / Concierge / Communal Entrance:



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

Entrance Hallway:



Access to all rooms

Utility Space / Storage Cupboard:

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

Open Plan Living:

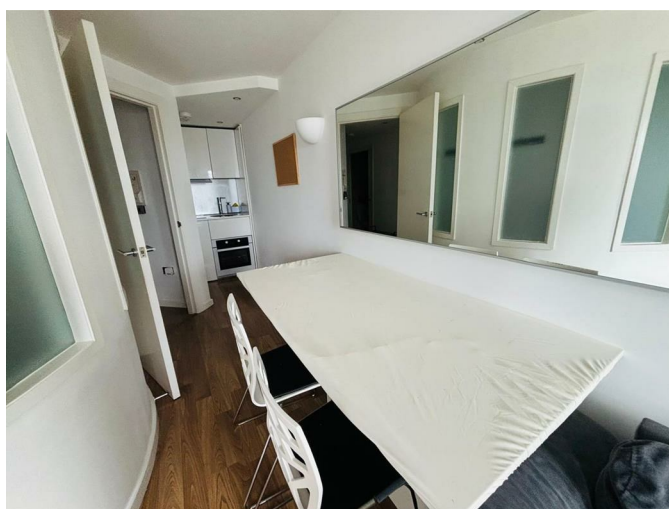


Living Area:



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, fitted wardrobes

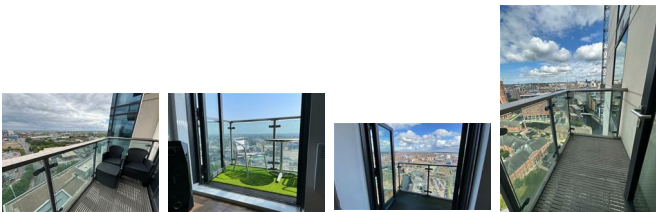
Shower Room / WC:



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

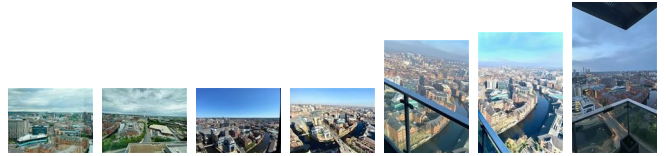
TO THE OUTSIDE:

Balcony:



A balcony provides a beautiful view over Leeds city centre

Views Across Leeds City Centre:



EPC Rating / Council Tax Band:

EPC Rating: B / Council Tax Band: B

Service Charge's and Ground Rent:

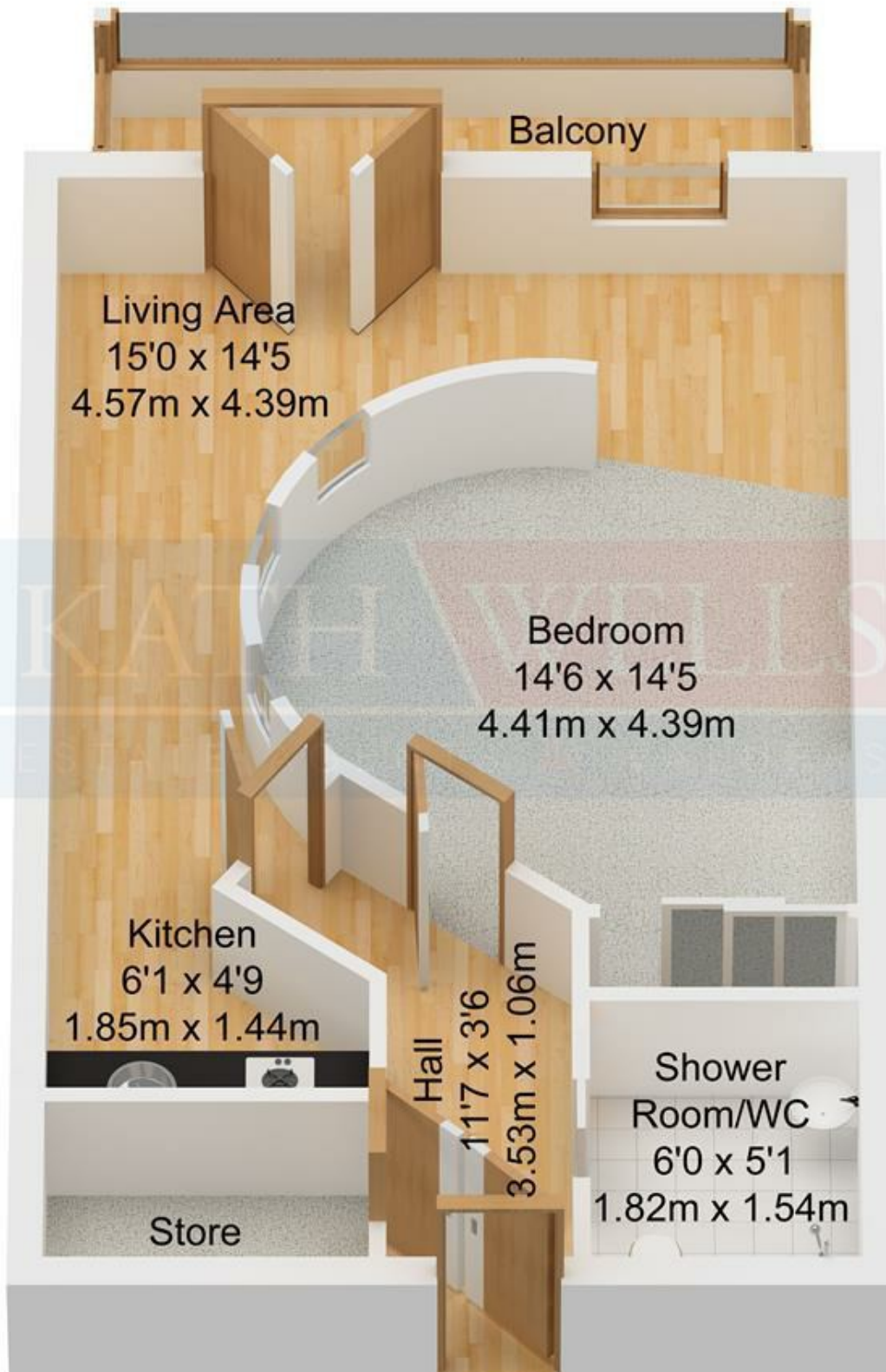
No parking. 235 years left on the lease, £3000.00 per year service charge and £425.00 ground rent per year.

EPC Link:

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Approx. 36.79 sqm.
(396.00 sqft.)