

Bridgewater place Water lane Leeds



2 Bedroom Apartment £250,000

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**Apartment 2008, Bridgewater place
Water lane, Leeds, West Yorkshire, LS11
5QB
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:

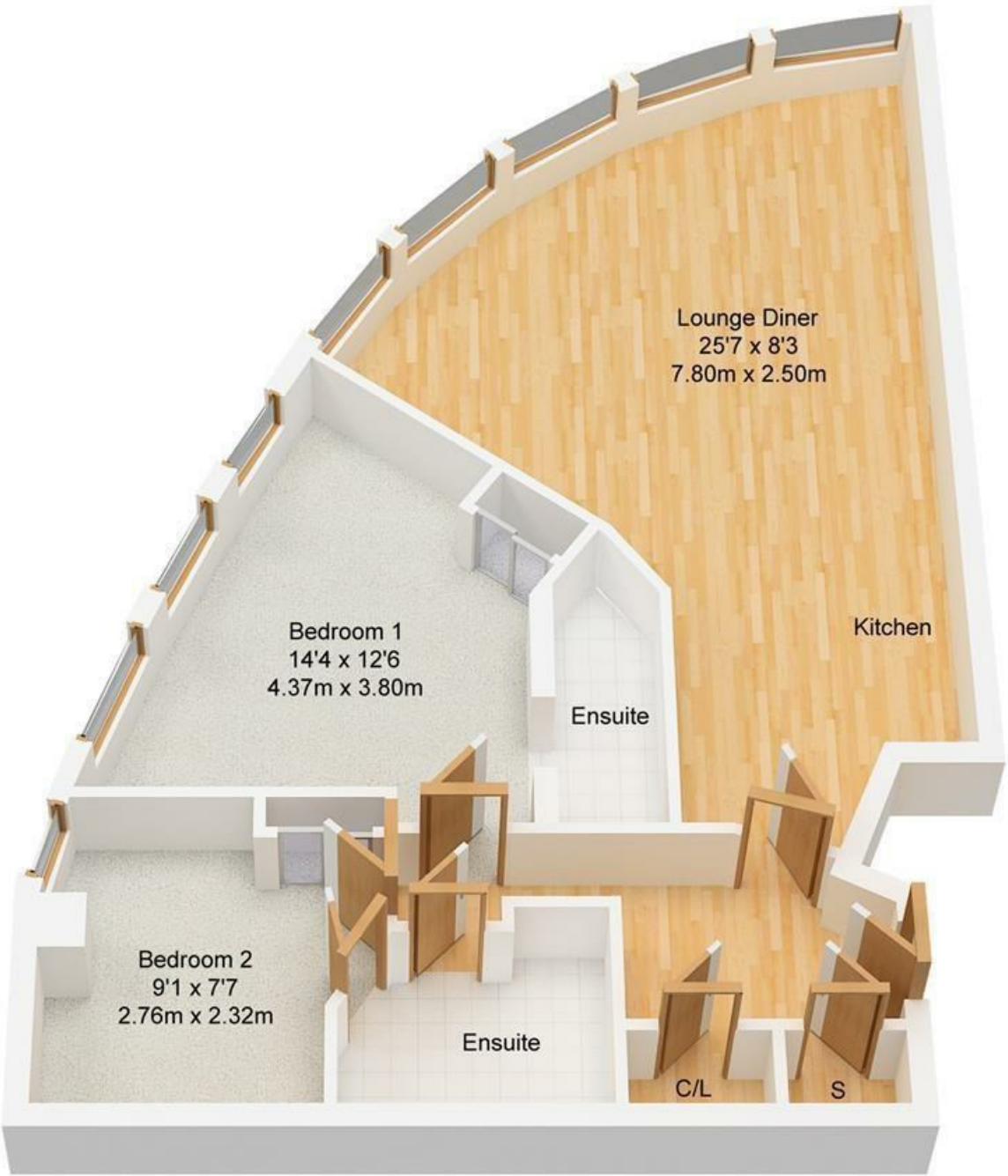
<https://find-energy-certificate.service.gov.uk/energy-certificate/2070-3656-1060-6201-3795>

Council Tax Band & EPC Rating:

Council Tax Band: D / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan



Approx. 83.30 sqm.
(897.00 sqft.)