



Stoneacre
Properties



Water Lane, Leeds, LS11 5QT

£1,050 Per Month

*** 1 BEDROOM APARTMENT IN THE FANTASTIC BRIDGEWATER PLACE DEVELOPMENT *** WELL PRESENTED THROUGHOUT *** FAR REACHING VIEWS ACROSS LEEDS CITY CENTRE *** Stoneacre Properties are delighted to bring to market this superb apartment situated on the 13th 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 with newly installed fitted kitchen, a double bedroom and a 4-piece jack and jill bathroom. There is also a useful storage cupboard situated in the hallway which houses the water tank and washing machine, and a further cloakroom cupboard in the hallway. The apartment boasts large windows throughout which flood the space with natural light and offer wonderful views across the city and beyond.

The development comprises lift and concierge service.

Internal viewing is highly recommended. Available 1st October!

Bridgewater Place is 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.

[Entrance](#)

Entering the property, you're welcomed into the entrance hallway which offers access to the accommodation within.

[Kitchen / Living Area](#)

Lovely open plan living space and kitchen, with large windows which flood the room with natural light and offer unique views across the city centre.

The modern fitted kitchen has been installed by the current owner, and is a real upgrade from the standard kitchens with full size integrated fridge/freezer, integrated slimline dishwasher, integrated oven, electric hob with extractor above, and solid wood worktops.

[Bedroom](#)

Good sized double bedroom, laid to carpet. The room boasts large windows allowing tons of natural light, fitted wardrobes with sliding glass doors and also offers access to the bathroom.

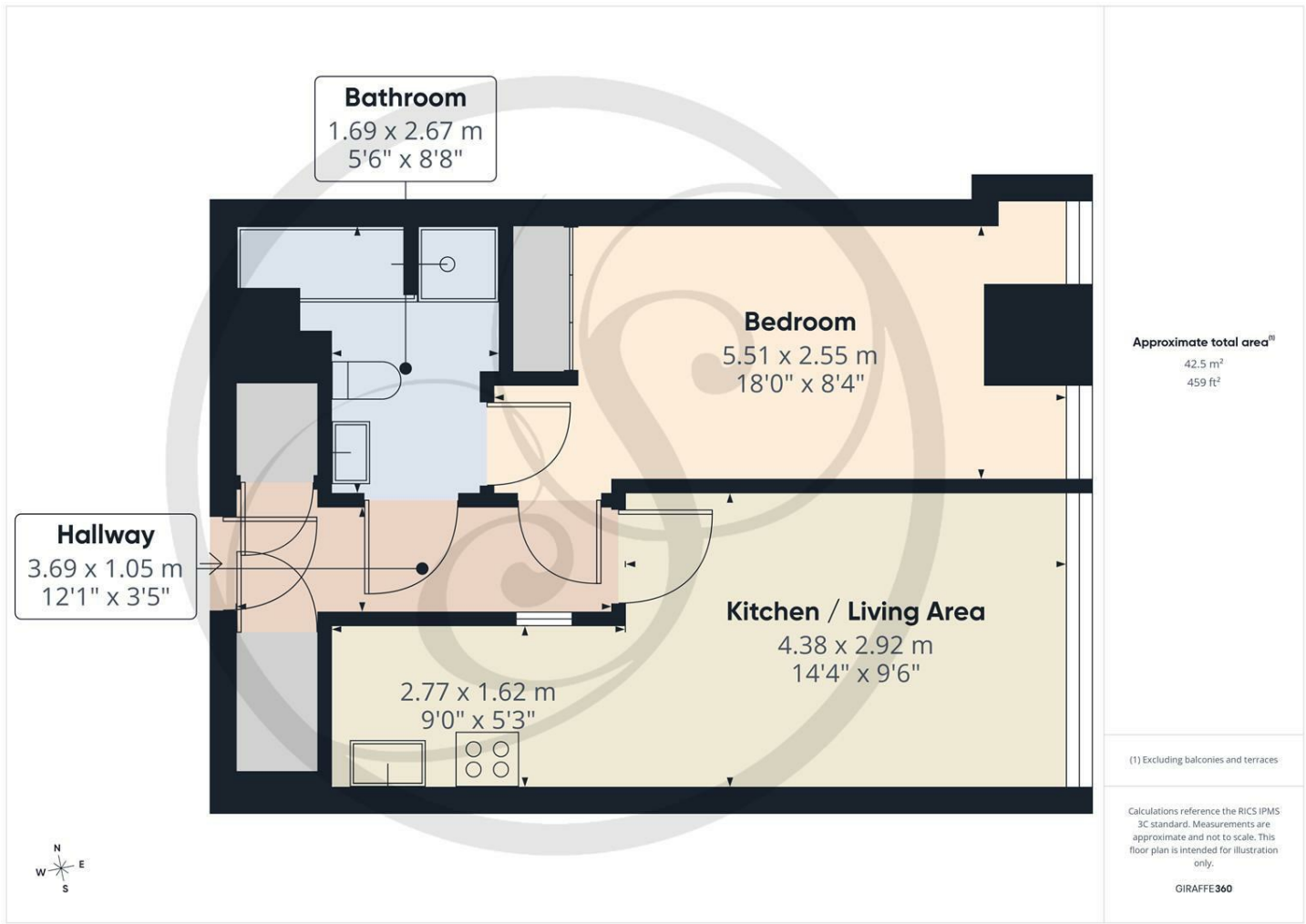
[Bathroom](#)

4-piece fully tiled jack and jill bathroom with access from the hallway and bedroom. Comprising full size bath, shower, sink and WC.

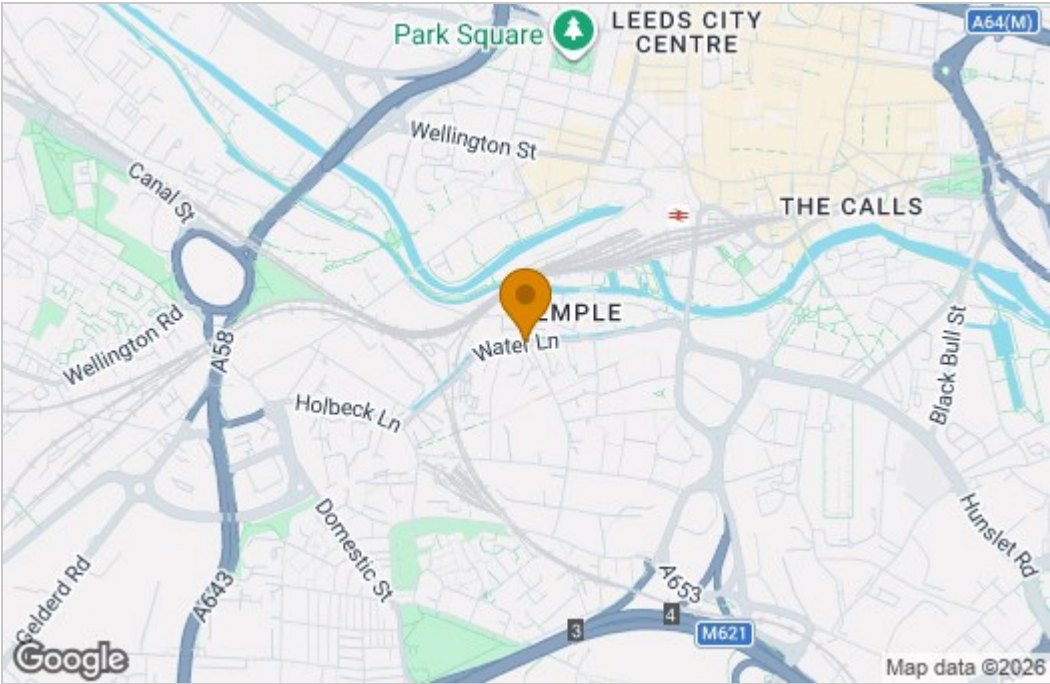
[Lease](#)

We are advised by the vendor that the property is leasehold with an original term of 250 years from 25 January 2007. The current service charge is £3560 per annum and ground rent is currently £340 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

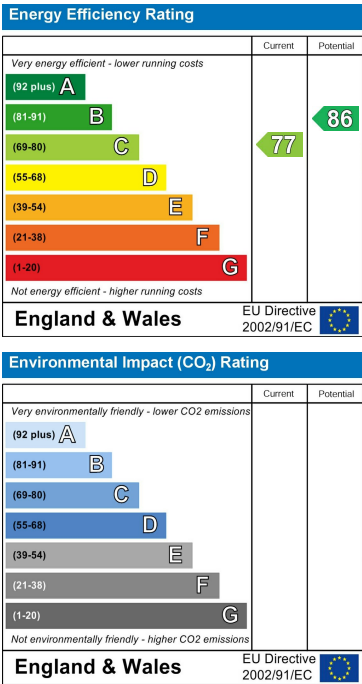
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

