



CORNERSTONE

# 16 Bridgewater Court, Grove Lane, Meanwood, Leeds, LS6 4AQ



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# 16 Bridgewater Court

## Guide Price £175,000

A Stylish Ground Floor Two-Bedroom Apartment in a Leafy Setting in an Excellent Location.

The first viewings are on Saturday, 21st February 2026, by appointment only.

Tucked away just off the ever-popular Grove Lane, this stylish and spacious ground-floor two-bedroom apartment offers a wonderful blend of modern living, character features and an enviable leafy outlook.

The communal entrance is accessed up a number of steps. The communal entrance door has an intercom system and remote access. Once inside the communal hallway, the apartment is reached by a few steps leading down from the communal entrance door.

Once inside this lovely apartment, a welcoming hallway sets the tone and leads through to the heart of the home. The standout feature is undoubtedly the open-plan sitting and dining room, beautifully positioned within the turret of the building. This creates a striking, large bay window with dual-aspect views across the development and towards the tranquil Grove Lane Nature Reserve, where the Meanwood Beck gently flows — a truly special outlook that changes with the seasons.

Flowing seamlessly from this sociable living space is the modern, stylish kitchen, finished in an eye-catching millennium green. The kitchen is well-equipped with an integrated fridge freezer, integrated oven, gas hob with extractor above, and a sink with drainer set beneath a window, allowing in plenty of natural light. There is also space for a washing machine, and the combination gas boiler, which was newly installed in January 2025, is neatly housed in the kitchen.

The apartment offers two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and is complemented by a shower room. The second bedroom is a good size and makes a great children's bedroom, ideal guest room or home office. A separate bathroom completes the internal accommodation, making the layout both practical and flexible.

Externally, residents enjoy the convenience of communal parking, and the location is simply superb. Meanwood is loved for its vibrant yet relaxed atmosphere, with the centre offering a fantastic selection of independent cafés, bars, pubs and restaurants, along with a Waitrose, Aldi, and a range of everyday amenities. The green open spaces of Meanwood Park and surrounding nature trails are also right on your doorstep, including the Grove Lane Nature Reserve, which is directly across from the development and accessed over a bridge which spans the Meanwood Beck.

Headingley is within comfortable walking distance, while Leeds city centre is less than three miles away, making this an excellent choice for professionals, commuters and anyone looking to enjoy the best of city living with a leafy backdrop.

A fabulous apartment in a highly sought-after location — viewing is recommended to appreciate everything this home has to offer.

### Important Information

Tenure - Leasehold - 125 years from 1st January 2007.

Service Charge & Buildings Insurance - £1,571.00 per annum.

Ground Rent - £100.00 per annum.

Managing Agent - Adair Paxton.

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.





**Ground Floor**

Total Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		72	75
EU Directive 2002/91/EC			





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