



BRIDGEWATER
PLACE, WATER LANE,
LEEDS, LS11 5QT

£220,000

2 Bedroom Flat

EPC Rating: B

LINLEY &
SIMPSON

Forming part of the sought after development of Bridgewater Place, is this 2 bedroom, 2 bathroom, 19th floor apartment.

Available furnished, through separate negotiation, the open plan living area occupies an east facing position, with large picture windows.

The white gloss, galley style kitchen, comes complete with integrated appliances and white stone effect worktops.

One allocated basement parking space is included.

The Vendors inform us that the following charges apply:-

Ground Rent - £260pa / Service Charge - £2,645.40pa. There are 990 years remaining on the Lease Term.

THE DEVELOPMENT:-

Bridgewater Place is a mixed use development built by the renowned builder, KW Linfoot PLC. On site facilities include a gym, Tesco Express and Starbucks, as well as a Concierge.

This property is well positioned for easy access into and out of the city centre, and is only a short walk to the main railway station - as well as the other popular residential areas of Granary Wharf, Leeds Dock and the Calls.

LOUNGE:-

The open plan lounge, is a good size and occupies an east facing position. Oversized, room width windows, flood the space with light and offer far reaching, panoramic views, over the city beyond.

KITCHEN / DINER:-

The kitchen has a range of white high gloss wall and base units, with complementary white stone effect work tops. Built-in appliances include, a fridge with freezer box and mini dishwasher - as well as a stainless steel electric oven and halogen hob with extractor over. The space also allows for a breakfast bar and dining area if so desired.

BEDROOM 1:-

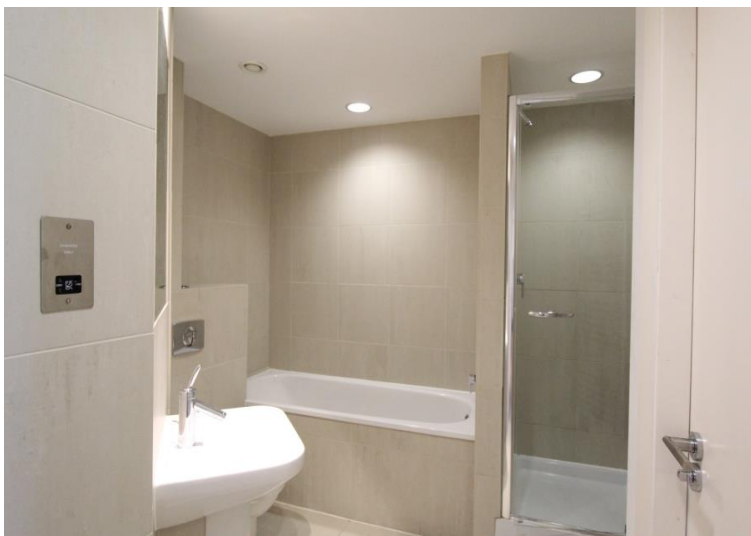
The main bedroom is lovely and bright, mainly due to the wall of windows which dominate the room. The room easily allows for a king-size bed, side tables and drawers - with the built-in wardrobes providing both hanging space and additional storage. There's also the added benefit of a contemporary en-suite, boasting both a bath and separate shower.

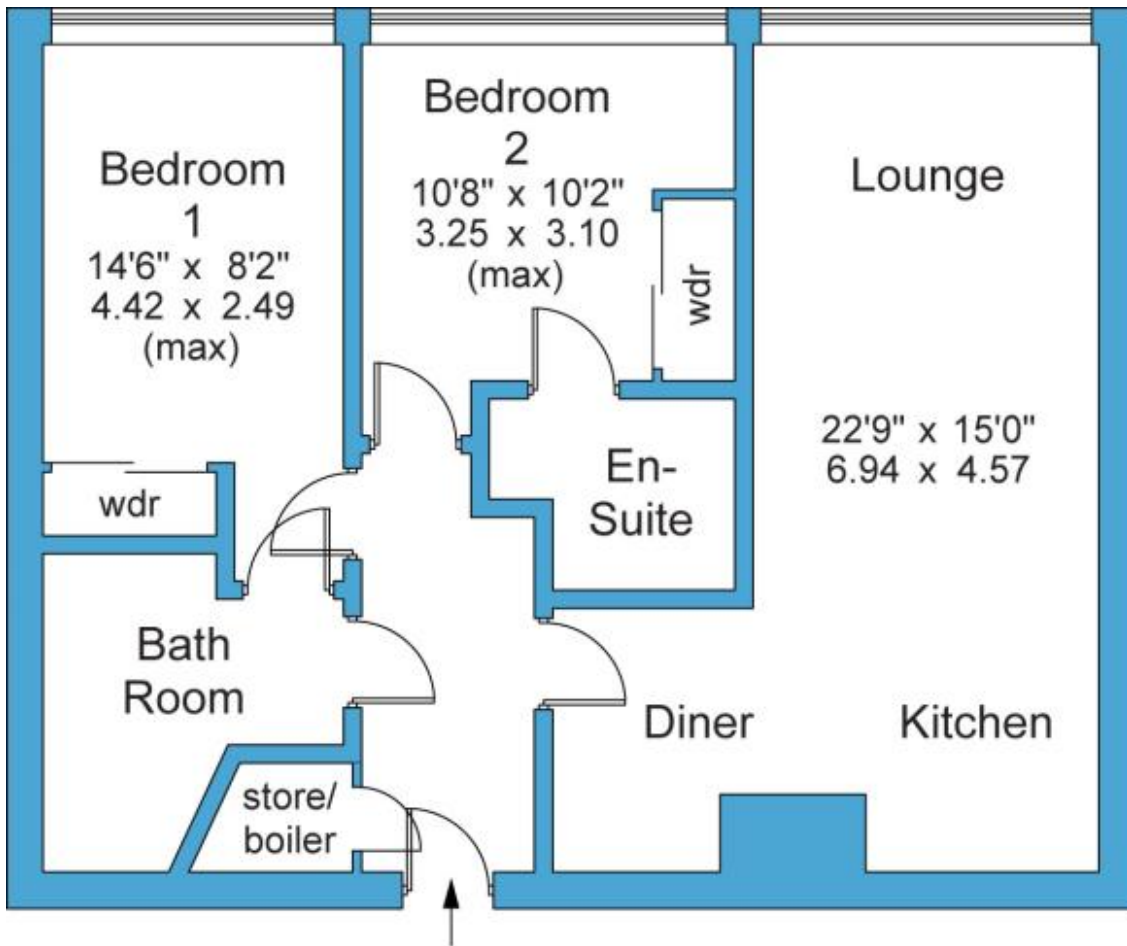
BEDROOM 2:-

The second bedroom by city standards is again a good double, making it idea for guests and sharers alike. The room also features a large picture widow, as well as built-in wardrobes.

BATHROOM / EN-SUITE:-

Both the en-suite and house bathroom are mainly tiled, with designer white suites, mixer controlled showers, large wall mirrors and chrome heated towel rails.





Approx Gross Floor Area = 660 Sq. Feet
 = 61.18 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.