



BRIDGEWATER
PLACE, WATER LANE,
LEEDS, LS11 5QT

£140,000

1 Bedroom Flat

EPC Rating: B

LINLEY &
SIMPSON

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

Available furnished, the open plan living area occupies a west facing position and has extensive room width windows, offering panoramic views over the city beyond.

The compact kitchenette has white gloss cupboard doors and comes complete with integrated appliances and white stone effect worktops - the washing machine being located in the laundry cupboard, off the hallway.

The Vendor informs us that the following charges apply:-

Ground Rent - £260pa / Service Charge - £1,435.36pa. There are 238 years remaining on the Lease Term.

CURRENTLY RENTED until March 2022 @ £650pcm, with a rental history of £750pcm.

EWS1 compliant.

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 spacious open plan living area, occupies a west facing position. Oversized windows dominate the room, flooding it with light as well as offering panoramic views over the city below and beyond to the west.

KITCHEN / DINER:-

The compact kitchenette is tucked away and has a range of white high gloss cupboards, with complementary white stone effect work tops. Appliances include, fridge, with freezer box, and 2 ring halogen hob. There is also the added benefit of a large storage cupboard.

BEDROOM:-

The bedroom, which can be accessed from the lounge via a sliding door, as well as the hallway - is lovely and bright. It easily caters for a king-size bed, side tables and drawers, with large built-in wardrobes providing both hanging space and additional storage. This room also has the added benefit of a fully tiled, en-suite bathroom.

BATHROOM:-

The contemporary bathroom, which can also be accessed from the hallway, is fully tiled - with a designer white suite, including mixer controlled shower over bath, wall mirror and chrome heated towel rail.






Total Area: 36.0 m² ... 387 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	82	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, Scotland & Wales		EU Directive 2002/91/EC 	

AGENTS NOTES:

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